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1001
OAK HILL
ROAD

Lafayette, CA

- 08.27.2024 SB330 SUBMITTAL
- 09.23.2024 DESIGN REVIEW APP.
- 01.10.2025 DESIGN REVIEW RESUBMITTAL
- 02.21.2025 DESIGN REVIEW RESUBMITTAL
- 03.31.2025 DESIGN REVIEW UPDATES

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JOB: 2311

SHEET:

GENERAL
INFORMATION

A0.0

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST																																																																																								
	OWNER: Jeff Stone PROJECT OAK HILL, LLC 1009 Oak Hill Road, Suite 200 Lafayette, CA 94549 925.943.2711 ARCHITECT: Isaiah Stackhouse, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com CIVIL ENGINEER Izzat Nashashibi HUMANN COMPANY 1021 Brown Avenue Lafayette, CA 94549 925.283.5000 www.humannco.com	LANDSCAPE ARCHITECT: Jesse Markman JETT LANDSCAPE ARCHITECTURE 2 Theatre Square, Suite 218 Orinda, CA 94563 925.254.5422 www.jett.land ARBORIST: Bob Peralta BOB PERALTA ARBOR CONSULTING 237 Bema Avenue Napa, CA 94559 925.525.3795 PROJECT ADDRESS: 1001 OAK HILL ROAD, LAFAYETTE, CA APNS: 243-030-033-1, 243-030-038-0, 243-030-020-8, 243-030-041-4 SCOPE OF WORK: NEW CONSTRUCTION OF A MIXED-USE HOUSING DEVELOPMENT WITH 90 FOR SALE DWELLING UNITS OVER COMMERCIAL, LOBBIES AND PARKING, WITH SB-330 AND STATE OF CALIFORNIA DENSITY BONUS.	ARCHITECTURAL <table><tr><td>A0.0 GENERAL INFORMATION</td><td>A2.8 ROOF PLAN</td><td>A3.13 CONCEPTUAL RENDERINGS</td><td>LANDSCAPE</td></tr><tr><td>A0.1 PROJECT INFORMATION</td><td>A2.9 UNIT PLANS</td><td>A4.1 ENLARGED DETAILS</td><td>L0.01 TREE DISPOSITION PLAN</td></tr><tr><td>A0.2 DIAGRAMS</td><td>A3.0 SITE SECTIONS</td><td>MAT MATERIAL BOARD</td><td>L1.01 LANDSCAPE PLAN - LEVEL 1</td></tr><tr><td>A0.5 SITE CONTEXT PHOTOS</td><td>A3.1 BUILDING SECTIONS</td><td>LTG-1 PRELIM. LIGHTING SPECS</td><td>L1.02 LANDSCAPE PLAN - LEVEL 2</td></tr><tr><td>A0.6 CONTEXT MAP</td><td>A3.2 BUILDING SECTIONS</td><td></td><td>L1.03 LANDSCAPE PLAN - LEVEL 3</td></tr><tr><td>A1.0 SURVEY / EXISTING CONDITIONS</td><td>A3.3 BUILDING ELEVATION</td><td>CIVIL</td><td>L1.04 LANDSCAPE PLAN - LEVEL 5</td></tr><tr><td>A2.0A EXISTING/DEMO SITE PLAN</td><td>A3.4 BUILDING ELEVATION</td><td>C01 PRELIM GRADING & DRAINAGE PLAN</td><td>L1.05 LANDSCAPE PLAN - LEVEL 6</td></tr><tr><td>A2.0B PROPOSED SITE PLAN</td><td>A3.5 BUILDING ELEVATION</td><td>C02 PRELIM STORMWATER PLAN</td><td>L1.06 LANDSCAPE PLAN - LEVEL 7</td></tr><tr><td>A2.1 PLAN AT GROUND LEVEL</td><td>A3.6 BUILDING ELEVATION</td><td>C03 EXISTING CONDITIONS</td><td>L2.01 PRECEDENT IMAGERY</td></tr><tr><td>A2.2 PLAN AT LEVEL 2</td><td>A3.7 PHOTO CONTEXT VIEWS</td><td>C04 EXIST. & NEW BUILDING OUTLINES</td><td>L3.01 PLANTING PALETTES & NOTES</td></tr><tr><td>A2.3 PLAN AT LEVEL 3</td><td>A3.8 CONCEPTUAL RENDERINGS</td><td></td><td>L4.01 PLANTING PLAN - LEVEL 1</td></tr><tr><td>A2.4 PLAN AT LEVEL 4</td><td>A3.9 CONCEPTUAL RENDERINGS</td><td></td><td>L4.02 PLANTING PLAN - LEVEL 2</td></tr><tr><td>A2.5 PLAN AT LEVEL 5</td><td>A3.10 CONCEPTUAL RENDERINGS</td><td></td><td>L4.03 PLANTING PLAN - LEVEL 3</td></tr><tr><td>A2.6 PLAN AT LEVEL 6</td><td>A3.11 CONCEPTUAL RENDERINGS</td><td></td><td>L4.04 PLANTING PLAN - LEVEL 5</td></tr><tr><td>A2.7 PLAN AT LEVEL 7</td><td>A3.12 CONCEPTUAL RENDERINGS</td><td></td><td>L4.05 PLANTING PLAN - LEVEL 6</td></tr><tr><td></td><td></td><td></td><td>L4.06 PLANTING PLAN - LEVEL 7</td></tr><tr><td></td><td></td><td></td><td>L5.01 IRRIGATION PLAN - LEVEL 1</td></tr><tr><td></td><td></td><td></td><td>L5.02 IRRIGATION PLAN - LEVEL 2</td></tr><tr><td></td><td></td><td></td><td>L5.03 IRRIGATION PLAN - LEVEL 3</td></tr><tr><td></td><td></td><td></td><td>L5.04 IRRIGATION PLAN - LEVEL 5</td></tr><tr><td></td><td></td><td></td><td>L5.05 IRRIGATION PLAN - LEVEL 6</td></tr><tr><td></td><td></td><td></td><td>L5.06 IRRIGATION PLAN - LEVEL 7</td></tr></table>	A0.0 GENERAL INFORMATION	A2.8 ROOF PLAN	A3.13 CONCEPTUAL RENDERINGS	LANDSCAPE	A0.1 PROJECT INFORMATION	A2.9 UNIT PLANS	A4.1 ENLARGED DETAILS	L0.01 TREE DISPOSITION PLAN	A0.2 DIAGRAMS	A3.0 SITE SECTIONS	MAT MATERIAL BOARD	L1.01 LANDSCAPE PLAN - LEVEL 1	A0.5 SITE CONTEXT PHOTOS	A3.1 BUILDING SECTIONS	LTG-1 PRELIM. 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09.23.2024 DESIGN REVIEW APP.

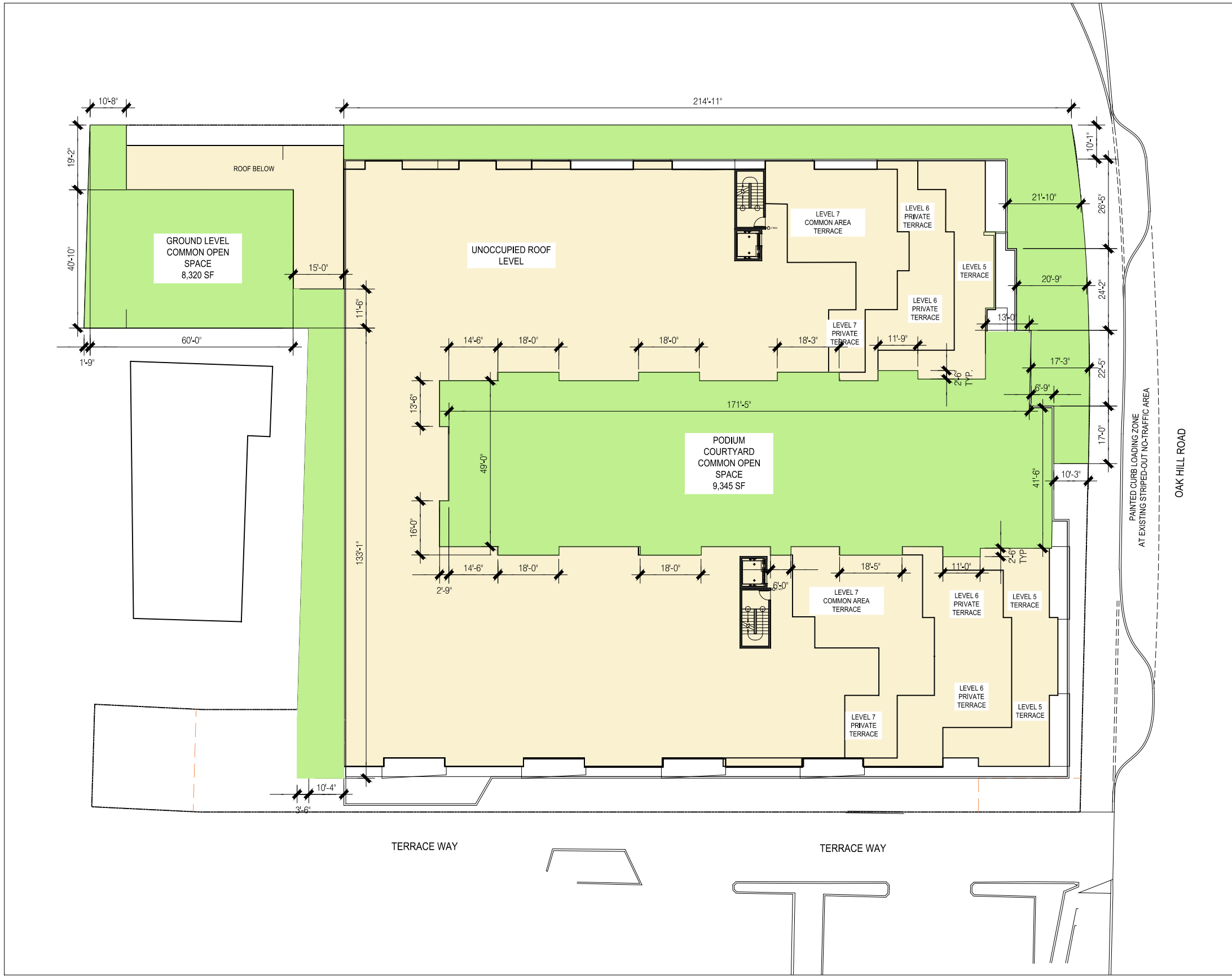
02.21.2025 DESIGN REVIEW RESUBMITTAL

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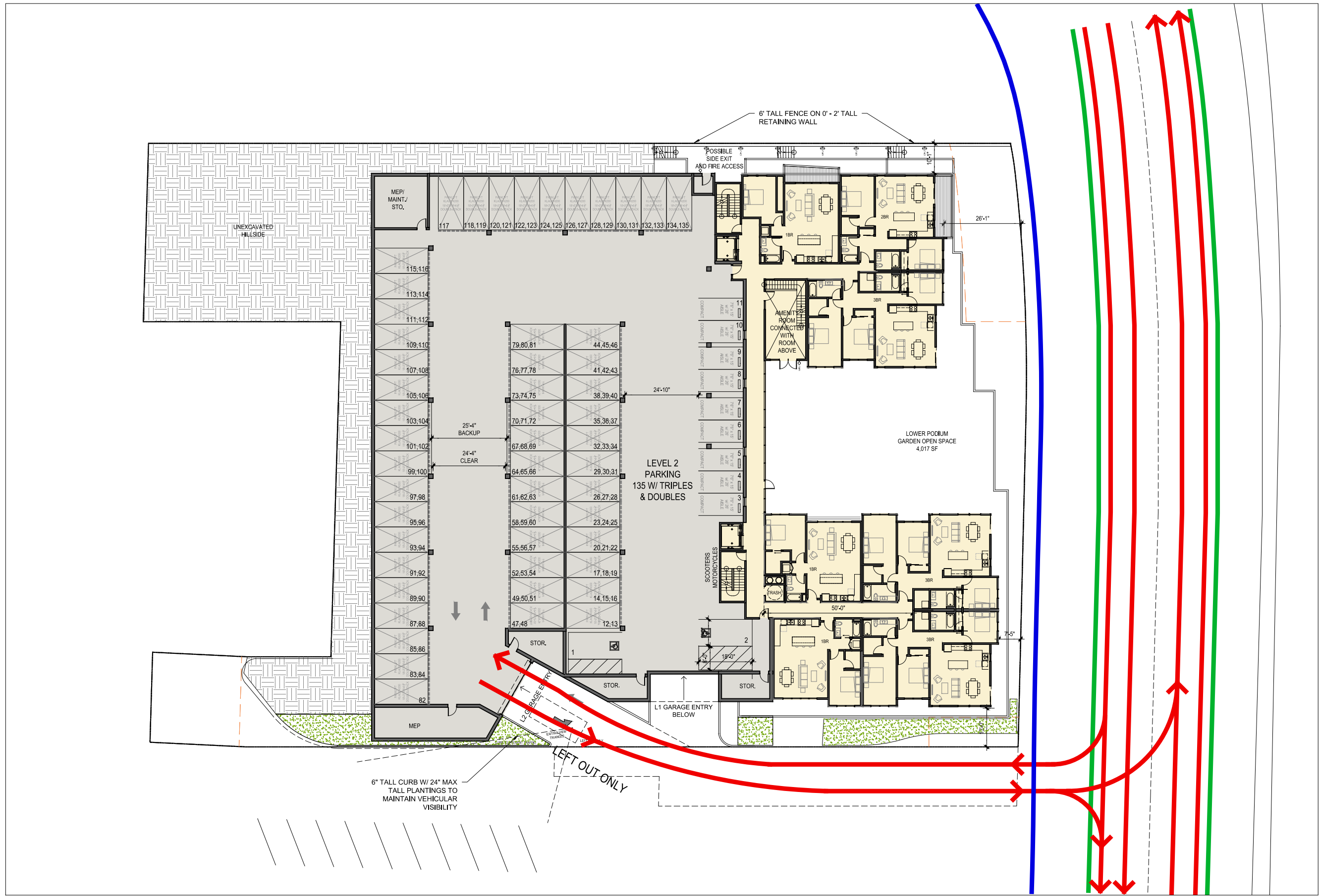
A0.1

EXISTING BUILDING DATA (REFERENCE ONLY)	
GROSS FLOOR AREA	
PARCEL 1	2,701
PARCEL 2	0
PARCEL 3	8,955
PARCEL 4	1,632
TOTAL EXISTING FLOOR AREA	13,288
VEHICULAR PARKING	
EXISTING PARKING SPACES	45



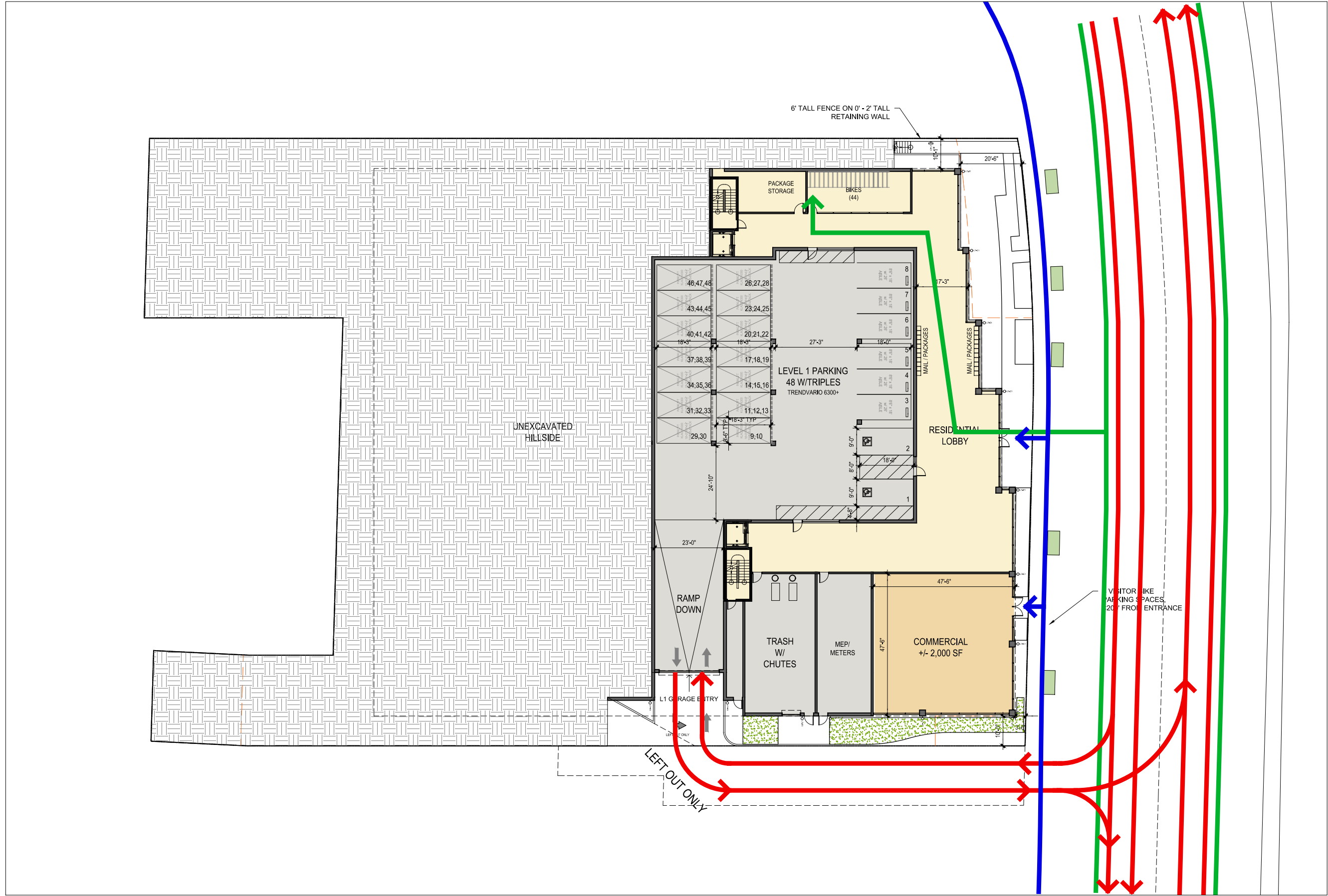
3
-
OPEN SPACE DIAGRAM
1/32"=1'-0" @ 24x36 1/64"=1'-0" @ 11x17
0 8 16 32 N

CIRCULATION KEY:
PEDESTRIAN PATH
BICYCLE PATH
VEHICULAR PATH



2
-
LEVEL 2 - PARKING AND CIRCULATION PLAN
1/32"=1'-0" @ 24x36 1/64"=1'-0" @ 11x17
0 8 16 32 N

CIRCULATION KEY:
PEDESTRIAN PATH
BICYCLE PATH
VEHICULAR PATH



1
-
GROUND FLOOR - PARKING AND CIRCULATION PLAN
1/32"=1'-0" @ 24x36 1/64"=1'-0" @ 11x17
0 8 16 32 N

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CIRCULATION
DIAGRAMS

A0.2

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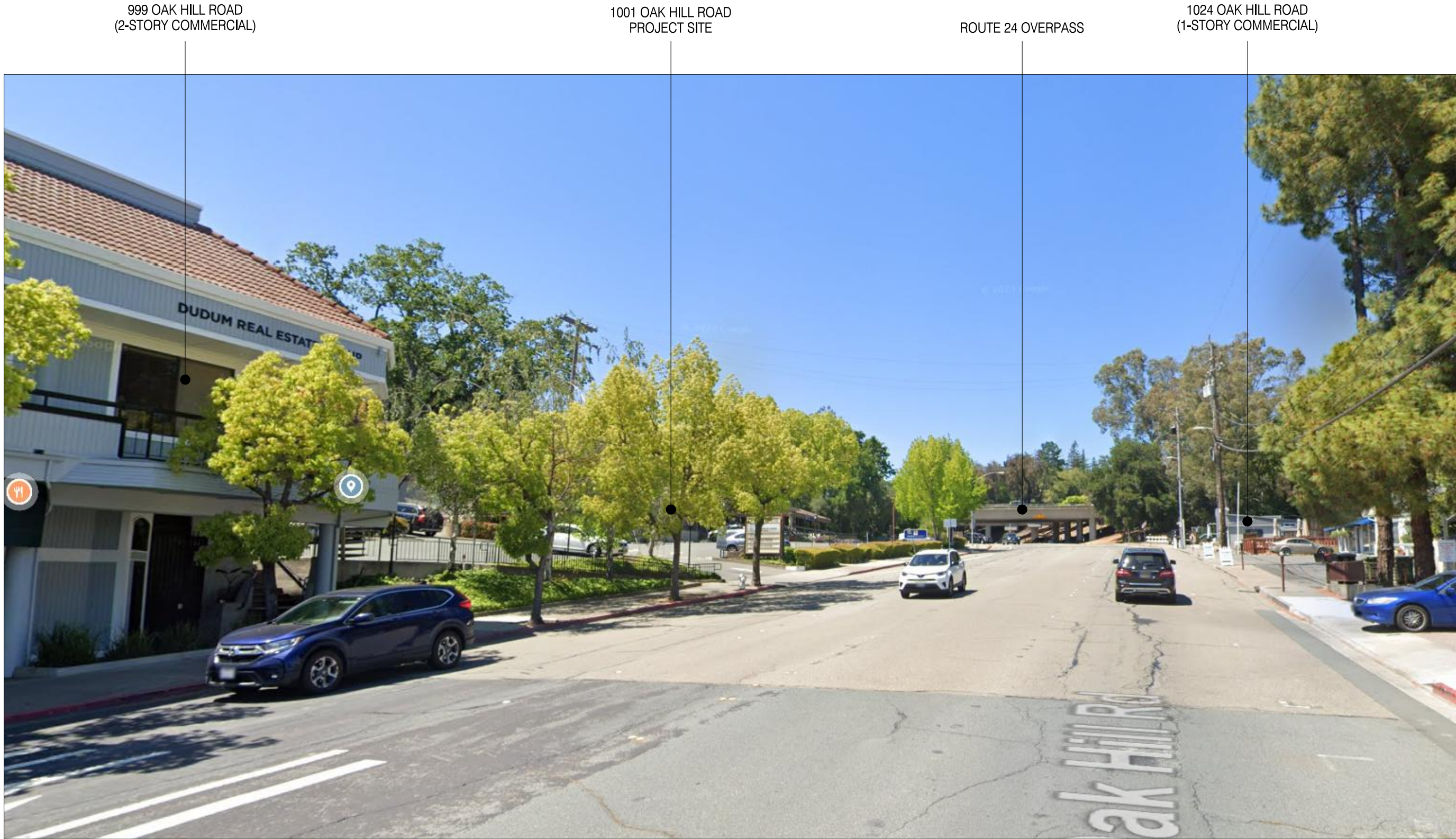
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SITE CONTEXT
PHOTOS

A0.5



4
-
VIEW FROM OAK HILL LOOKING NORTH



2
-
VIEW FROM OAK HILL LOOKING WEST



3
-
VIEW FROM OAK HILL LOOKING SOUTH



1
-
BIRD'S EYE CONTEXT VIEW

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CONTEXT MAP

A0.6



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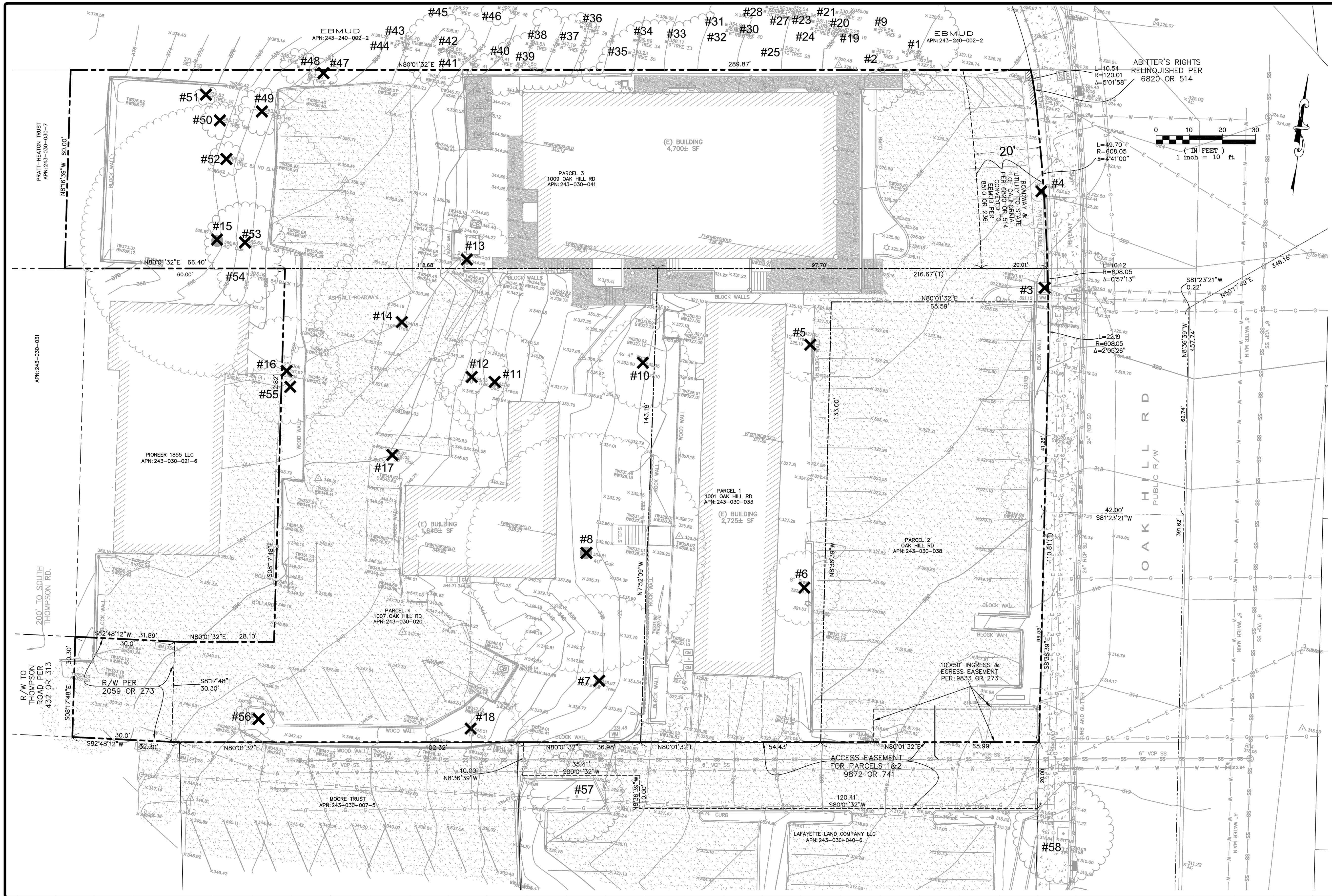
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SURVEY /
EXISTING
CONDITIONS

A1.0



NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	01/09/2025
ENGINEER	H.N.
JOB NO.	21-119

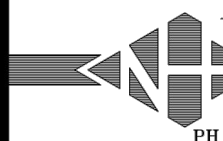


Met Nashed
IZZAT S. NASHASHIBI R.C.E. 29628

LAFAYETTE

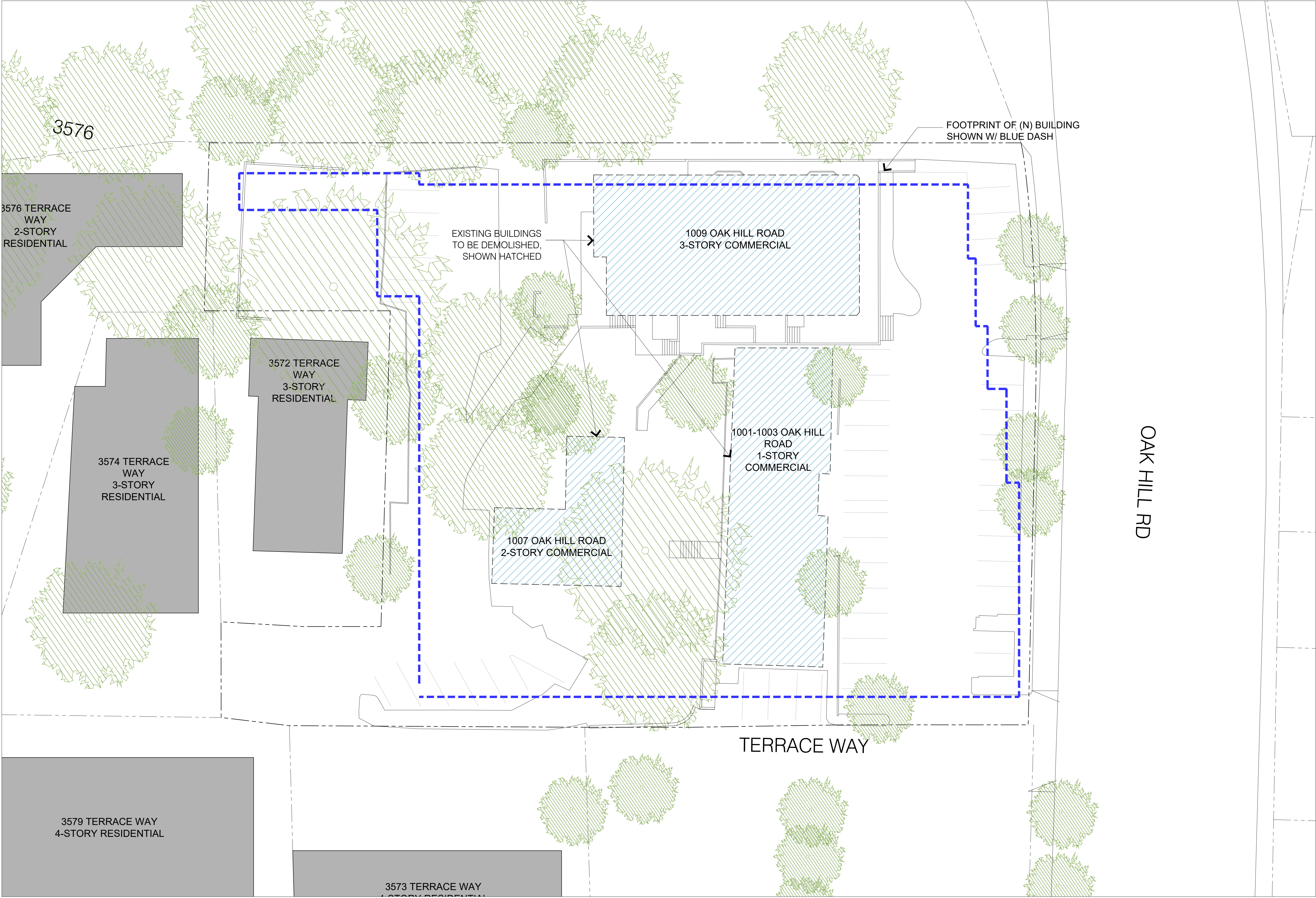
EXISTING CONDITIONS
PORTION OF LOT 43, CORRECTION MAP OF LAFAYETTE TERRACE, FILED JUNE 3, 1913,
MAP BOOK 10, PAGE 231, CONTRA COSTA COUNTY RECORDS

CALIFORNIA



HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE., LAFAYETTE, CA 94549
PH (925)383-5000 FAX (925)383-3578

SHEET C03
OF 3 SHEETS
JOB NO. 21-119



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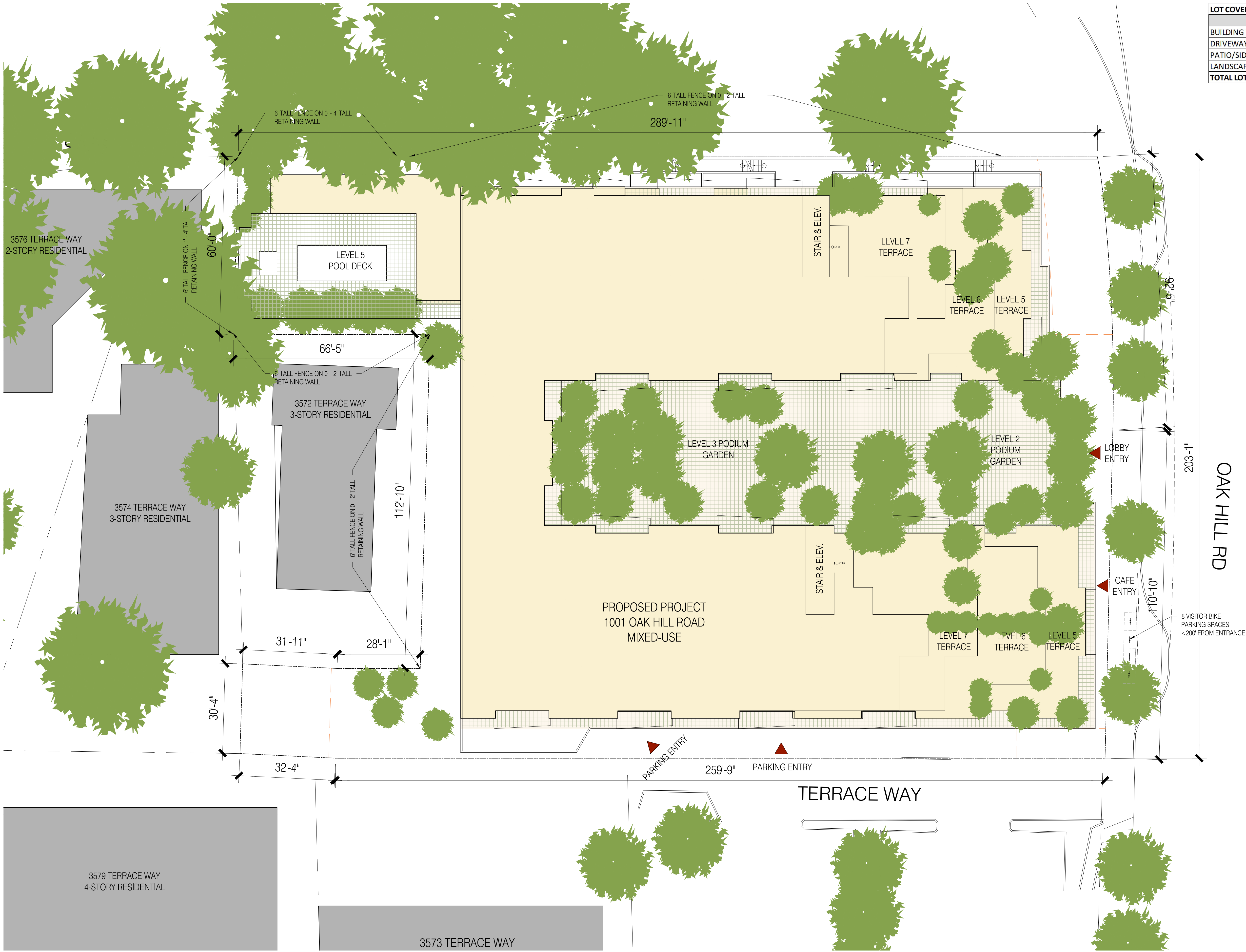
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SHEET:

EXISTING/
DEMO
SITE PLAN

A2.0A



LOT COVERAGE CALCULATIONS		
	AREA	PERCENT
BUILDING FOOTPRINT	39,065	74%
DRIVEWAYS	684	1%
PATIO/SIDEWALK	4,900	9%
LANDSCAPE	7,938	15%
TOTAL LOT AREA	52,587	100%

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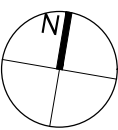
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SHEET:

PROPOSED
SITE PLAN

A2.0B



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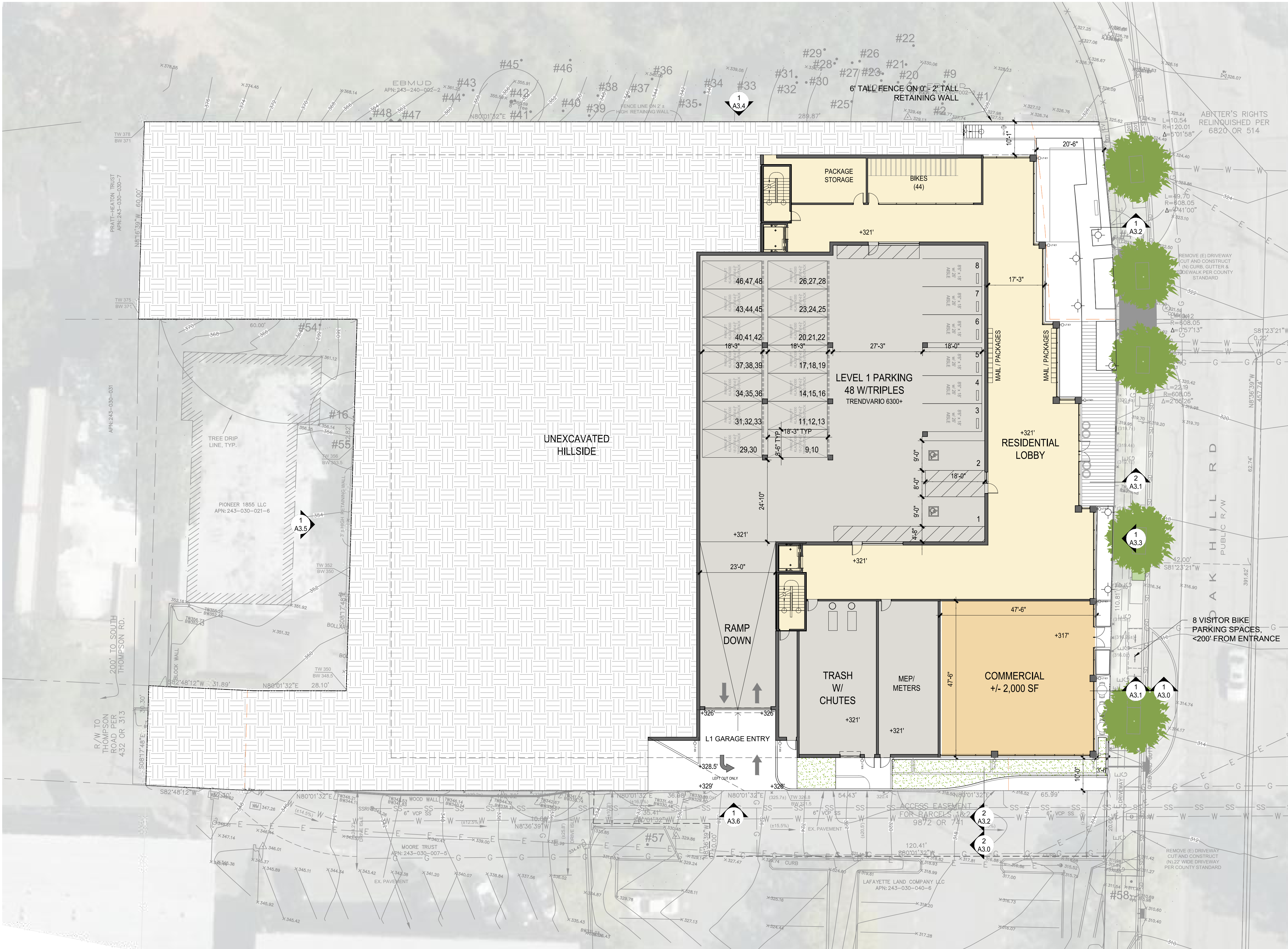
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PLAN AT
GROUND LEVEL

A2.1



1
-
PLAN AT GROUND LEVEL
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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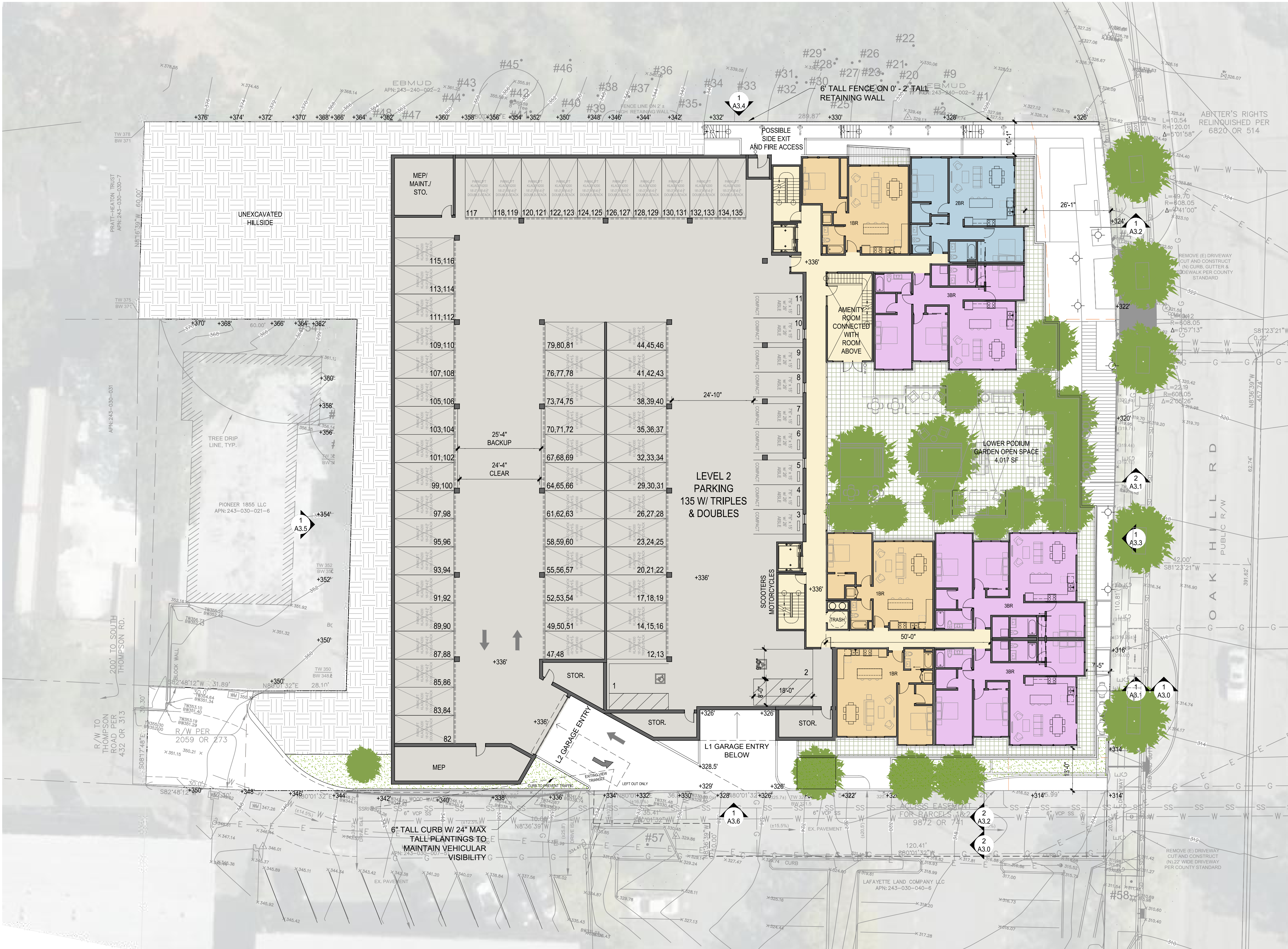
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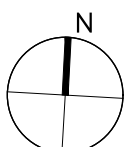
PLAN AT
LEVEL 2

A2.2



1
PLAN AT LEVEL 2
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17

0 4 8 16 32



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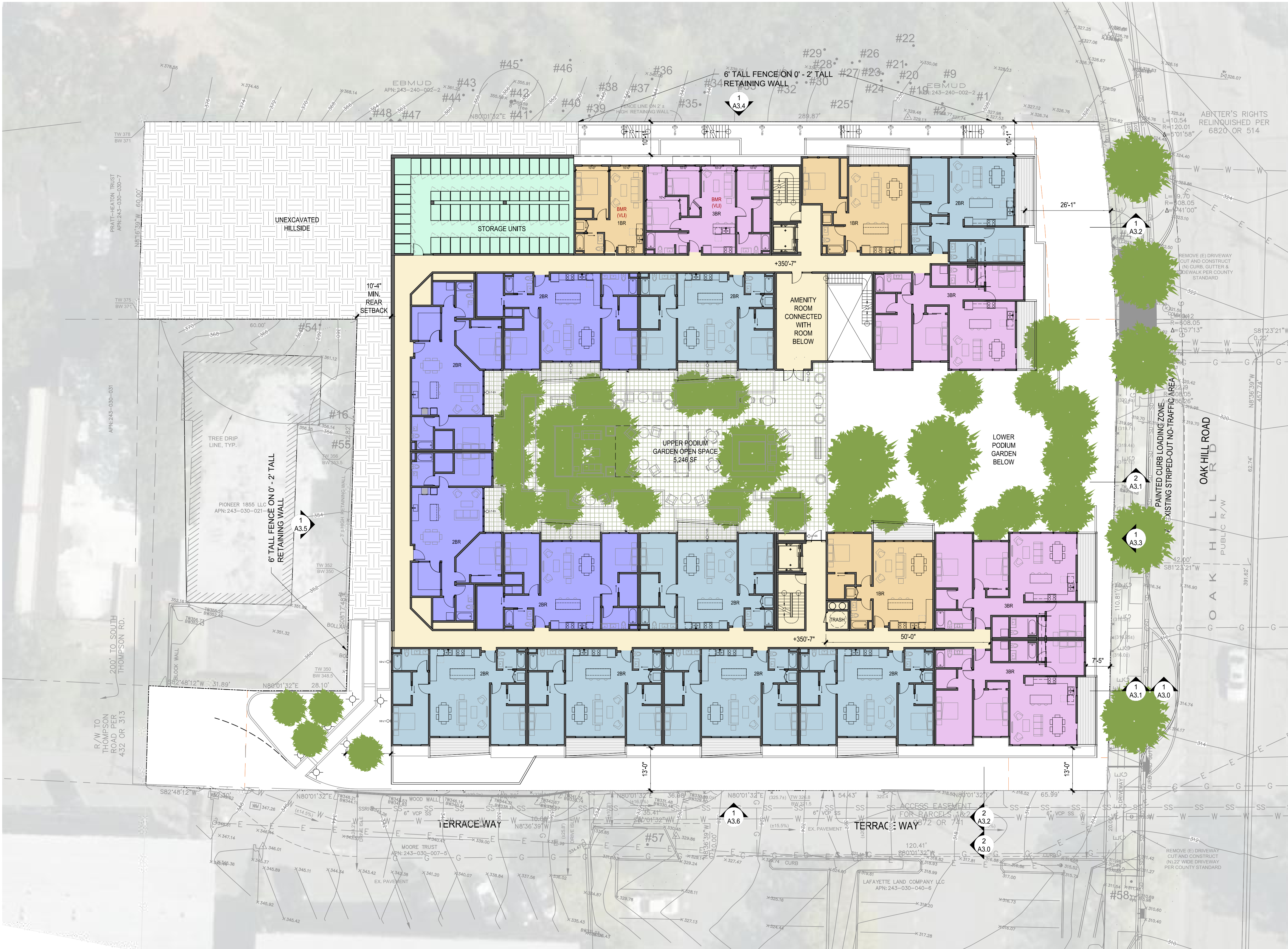
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PLAN AT
LEVEL 3

A2.3



1 PLAN AT LEVEL 3
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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PLAN AT LEVEL 4

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SHEET:

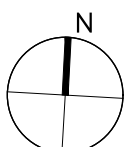
PLAN AT
LEVEL 5

A2.5



1 PLAN AT LEVEL 5
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17

0 4 8 16 32



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ROAD

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SHEET:

PLAN AT
LEVEL 6

A2.6



1
PLAN AT LEVEL 6
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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SHEET:

PLAN AT
LEVEL 7

A2.7



1 PLAN AT LEVEL 7
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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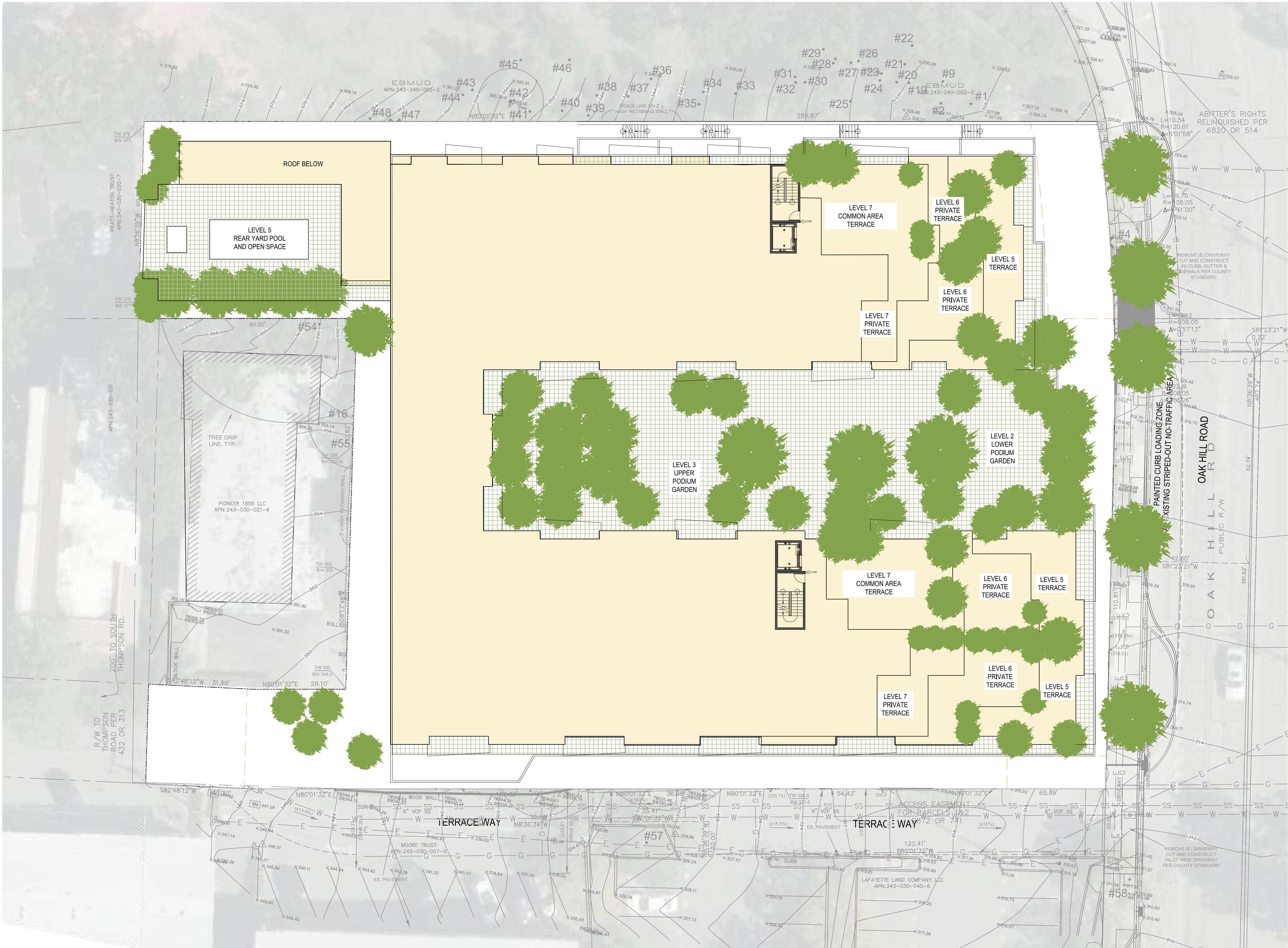
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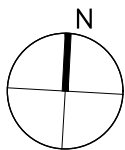
ROOF
PLAN

A2.8



1 PLAN AT ROOF LEVEL
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17

0 4 8 16 32



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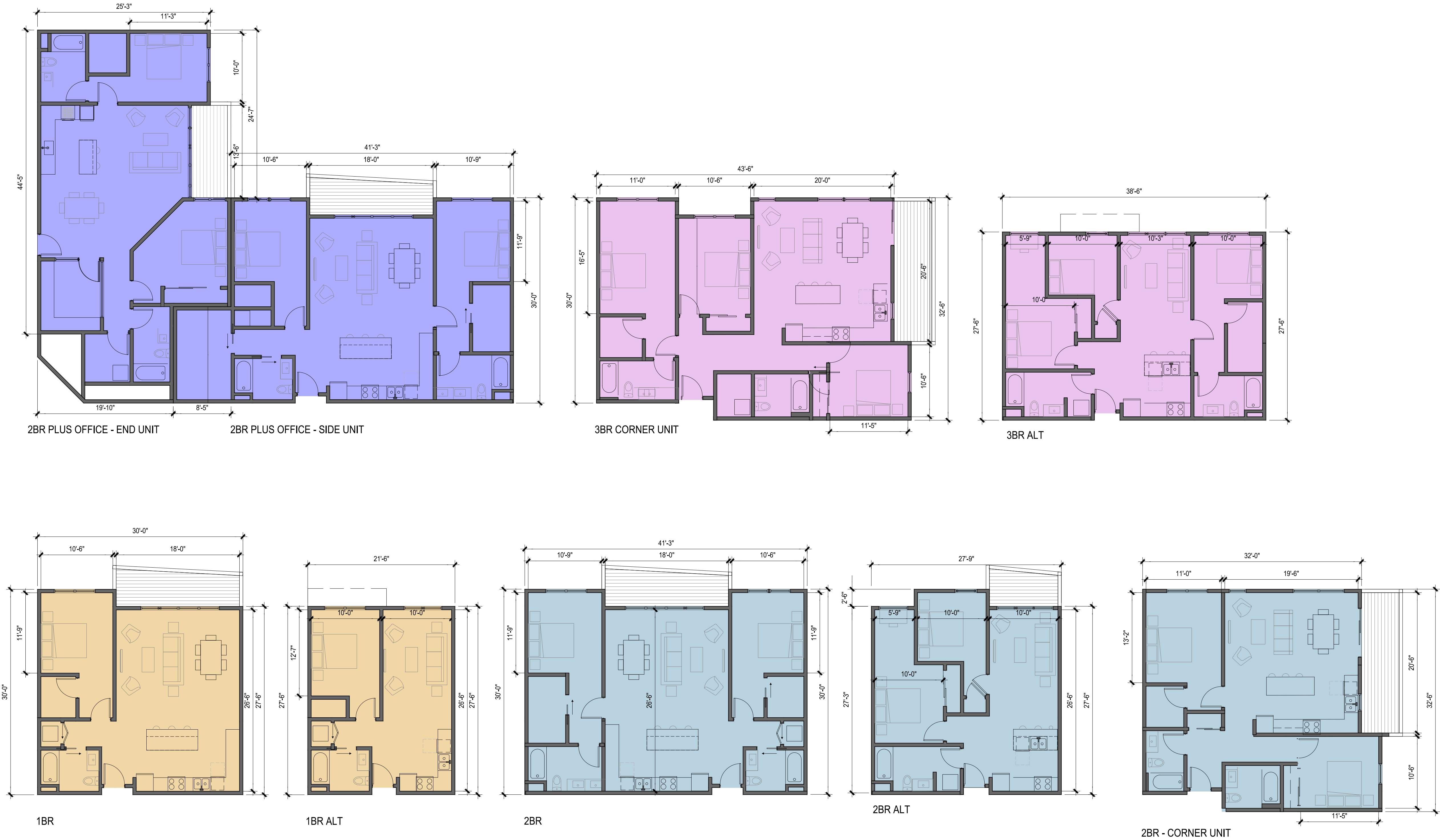
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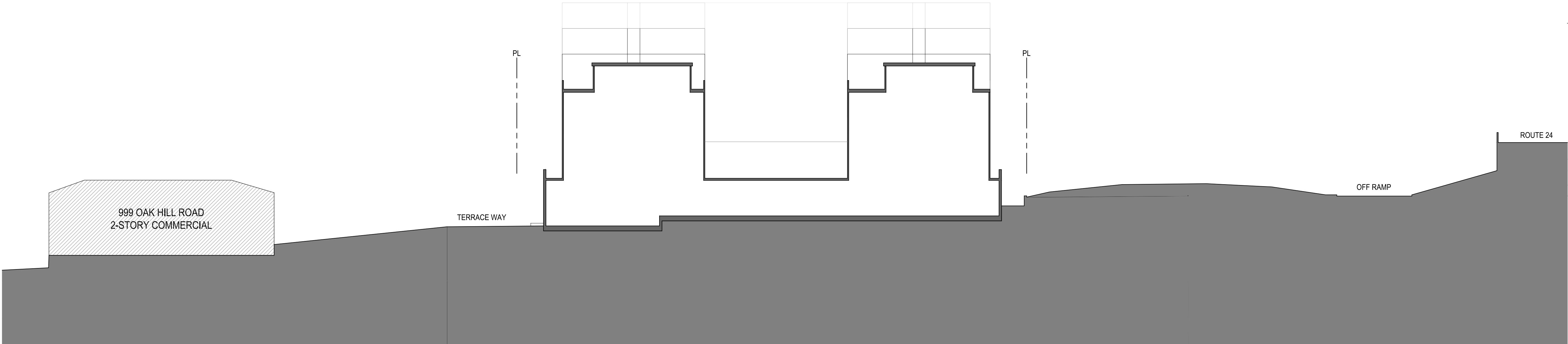
JOB: 2311

SHEET:

UNIT PLANS

A2.9





2
-

SITE SECTION N-S LOOKING WEST

3/64"=1'-0" @ 24x36 3/128"=1'-0" @ 11x17

0 8 16 32

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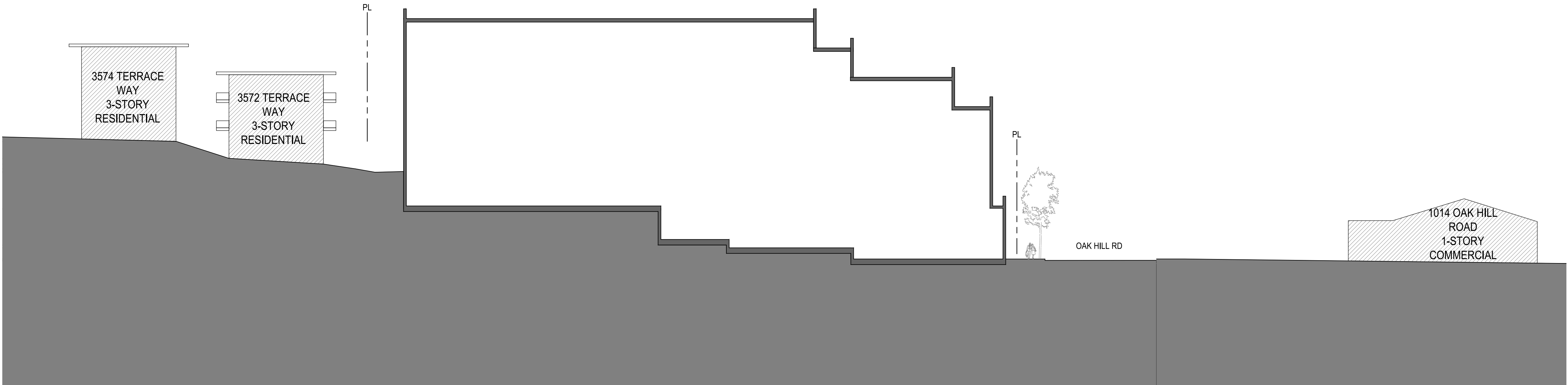
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SHEET:

SITE
SECTIONS

A3.0



1
-

SITE SECTION E-W LOOKING NORTH

3/64"=1'-0" @ 24x36 3/128"=1'-0" @ 11x17

0 8 16 32

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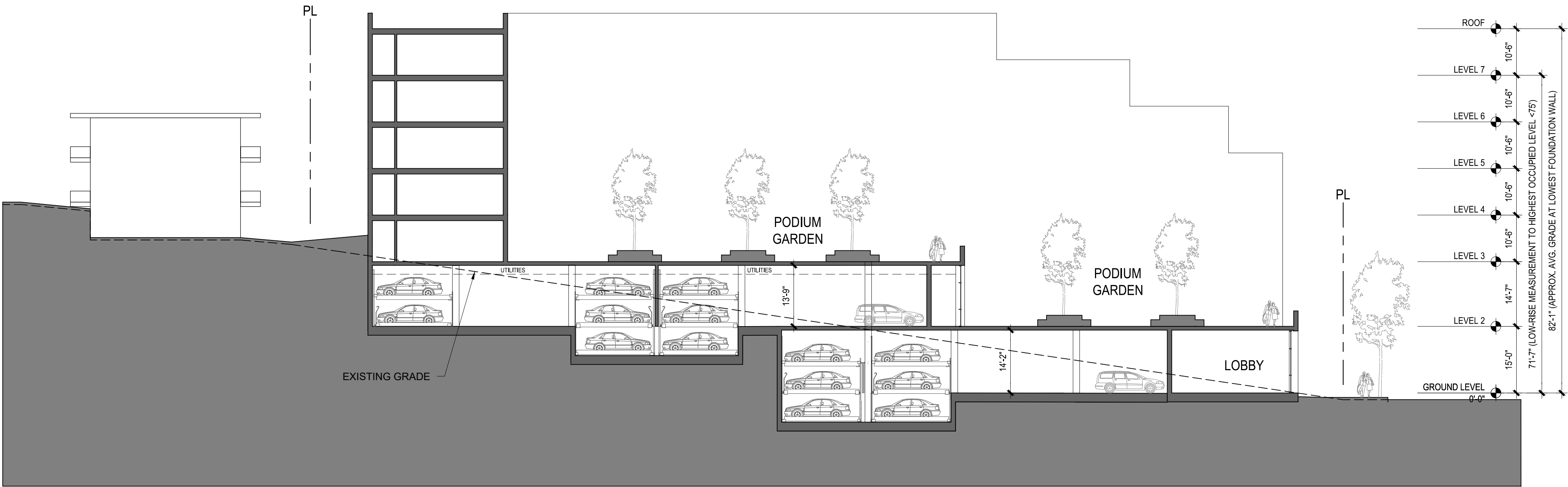
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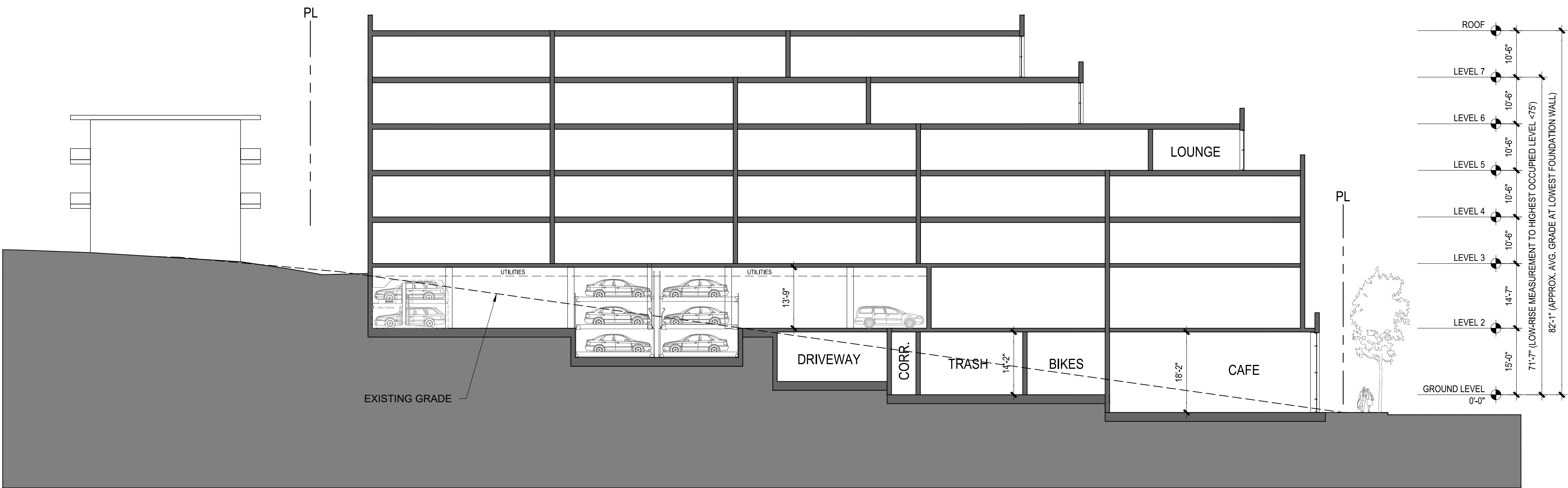
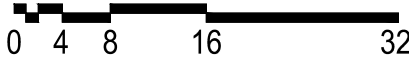
SHEET:

BUILDING
SECTIONS

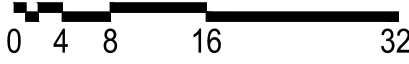
A3.1



2
-
BUILDING SECTION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



1
-
BUILDING SECTION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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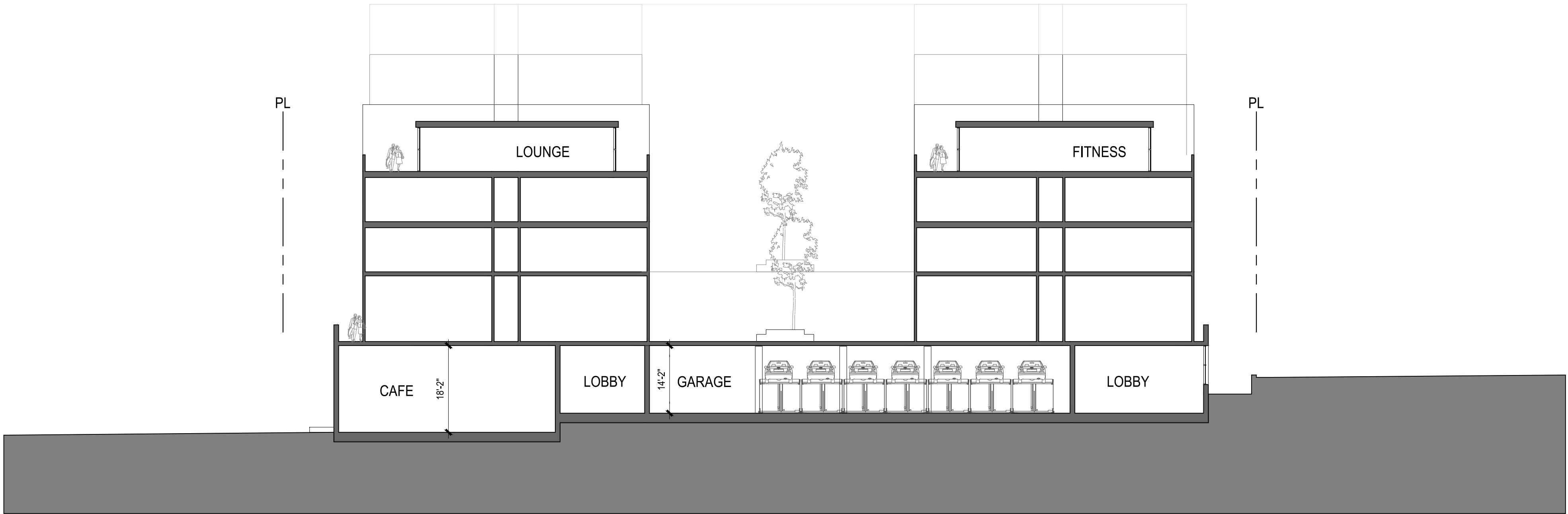
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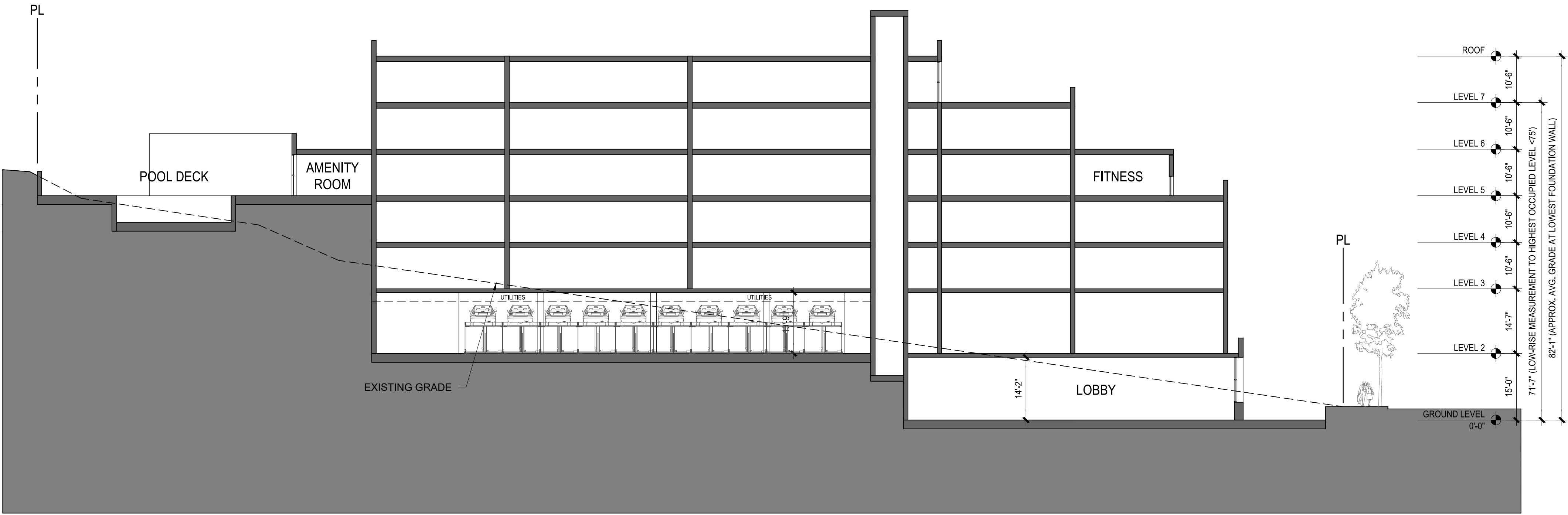
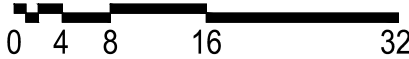
SHEET:

BUILDING
SECTIONS

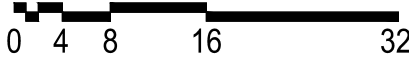
A3.2



2
-
BUILDING SECTION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



1
-
BUILDING SECTION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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SHEET:

BUILDING
ELEVATIONS

A3.3



1

EAST ELEVATION

3/64" = 1' - 0" @ 11X17 3/32" = 1' - 0" @ 24X36

0 4 8 16

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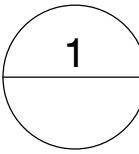
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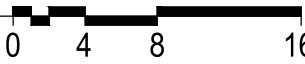
BUILDING
ELEVATIONS

A3.4



NORTH ELEVATION

3/64" = 1' - 0" @ 11X17 3/32" = 1' - 0" @ 24X36



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SHEET:

BUILDING
ELEVATIONS

A3.5



1

WEST ELEVATION

3/64" = 1' - 0" @ 11X17 3/32" = 1' - 0" @ 24X36

0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.6



(OAK HILL RD)

1

SOUTH ELEVATION

3/64" = 1' - 0" @ 11X17 3/32" = 1' - 0" @ 24X36

0 4 8 16



4 OAK HILL LOOKING SOUTH - AFTER
A3.6



2 OAK HILL LOOKING NORTH - AFTER
A3.6



3 OAK HILL LOOKING SOUTH - BEFORE
A3.6



1
A3.6

OAK HILL LOOKING NORTH - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.7



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PRELIMINARY
CONCEPT
RENDERING

A3.8

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PRELIMINARY
CONCEPT
RENDERING

A3.9



1
VIEW FROM MT DIABLO BLVD

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CONCEPT
RENDERING

A3.10



1 UPHILL VIEW

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PRELIMINARY
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SHEET:

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CONCEPT
RENDERING

A3.12



1 STREET LEVEL VIEW

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PRELIMINARY
CONCEPT
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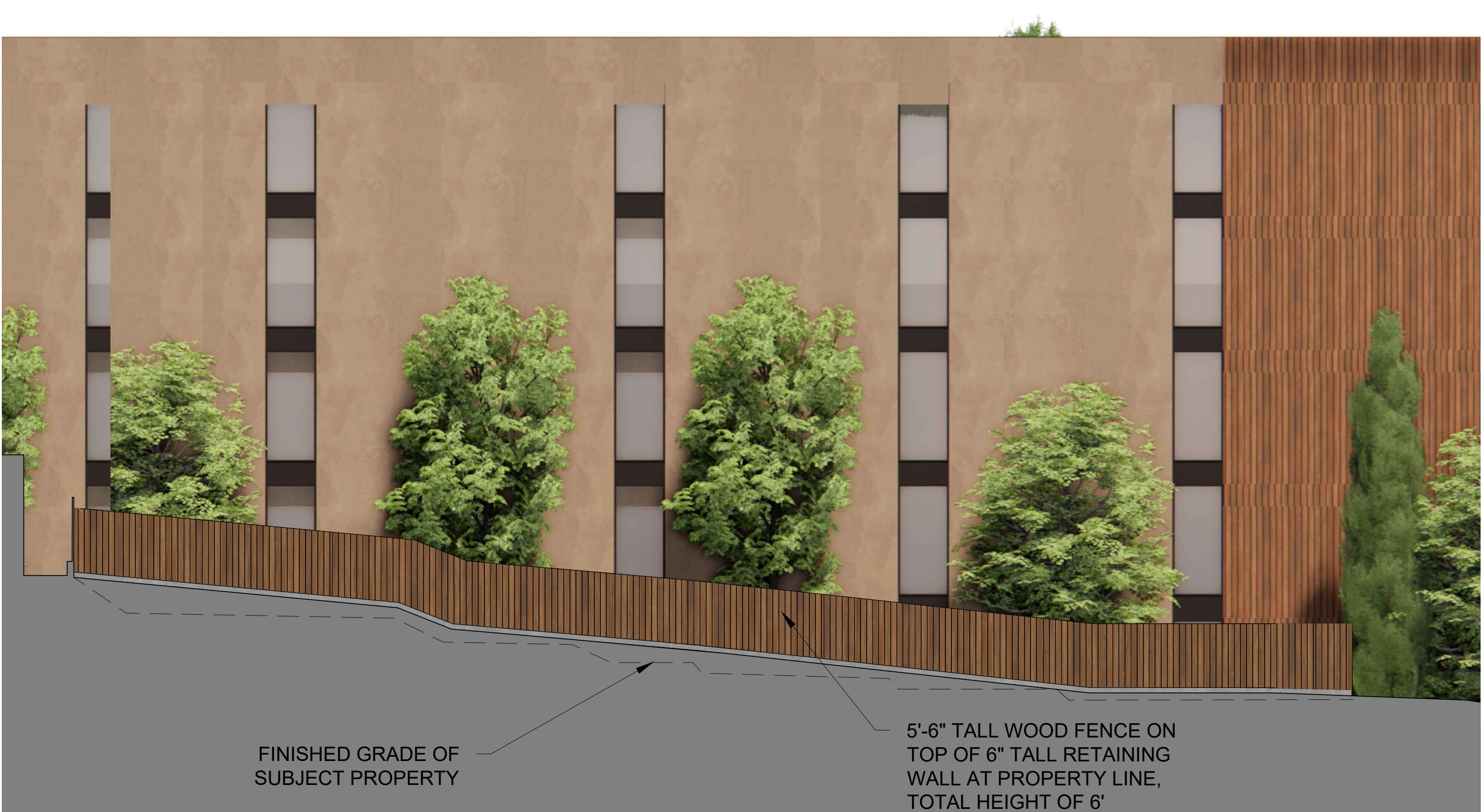
A3.13



1 STREET LEVEL EVENING



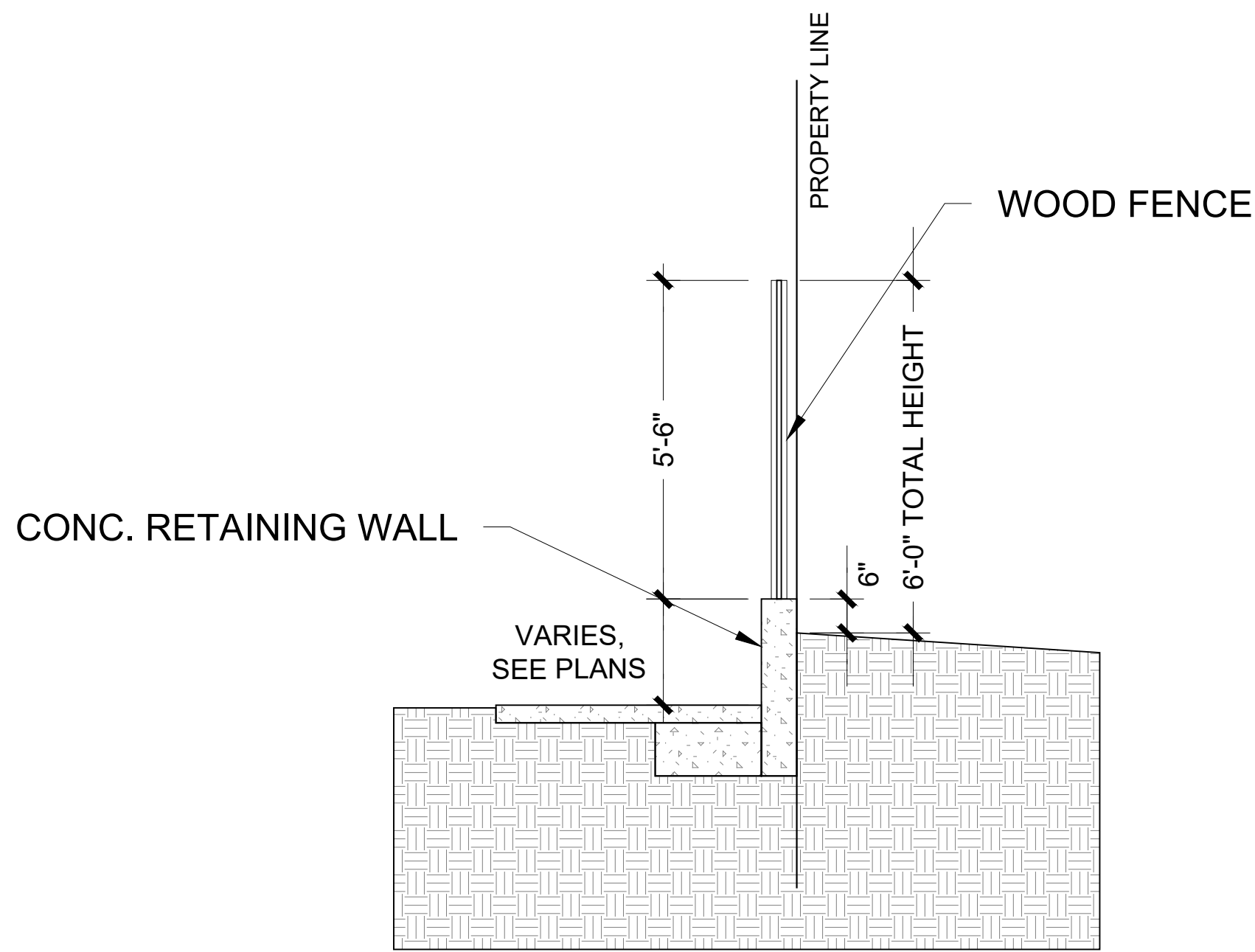
1
-
WEST ELEVATION - POOL DECK FENCE
3/16" = 1' - 0" @ 11X17 3/8" = 1' - 0" @ 24X36



1
-
WEST ELEVATION - BUILDING FACADE
3/16" = 1' - 0" @ 11X17 3/8" = 1' - 0" @ 24X36



1
-
SOUTH ELEVATION - POOL DECK FENCE
3/16" = 1' - 0" @ 11X17 3/8" = 1' - 0" @ 24X36



SECTION DETAIL
1
-
DETAILS OF PERIMTER FENCE & RETAINING WALL
3/16" = 1' - 0" @ 11X17 3/8" = 1' - 0" @ 24X36

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SHEET:

ENLARGED
DETAILS

A4.1

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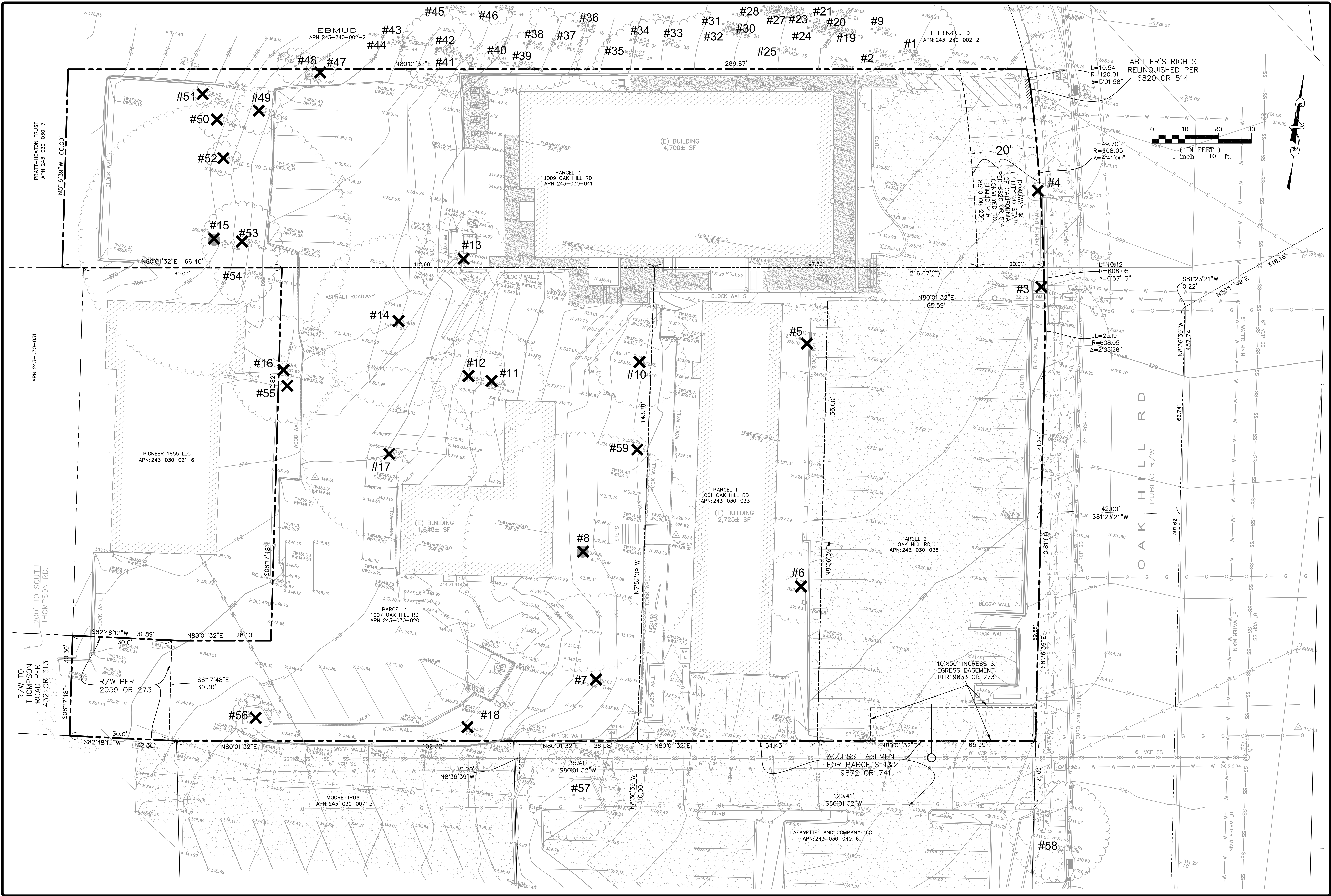
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SHEET:

BUILDING
MAT

MAT





NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	08/03/2023
ENGINEER	H.N.
JOB NO.	21-119

REGISTERED PROFESSIONAL SURVEYOR
No. 29528
STATE OF CALIFORNIA

Matt Washburn
MATT WASHBURN
JAZZAT'S NASHASHIBI
R.C.E. 29528

EXISTING CONDITIONS
PORTION OF LOT 43, CORRECTION MAP OF LAFAYETTE TERRACE, FILED JUNE 3, 1913,
MAP BOOK 10, PAGE 231, CONTRA COSTA COUNTY RECORDS

LAFAYETTE

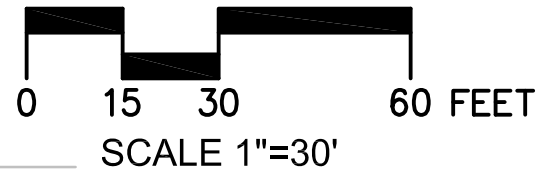
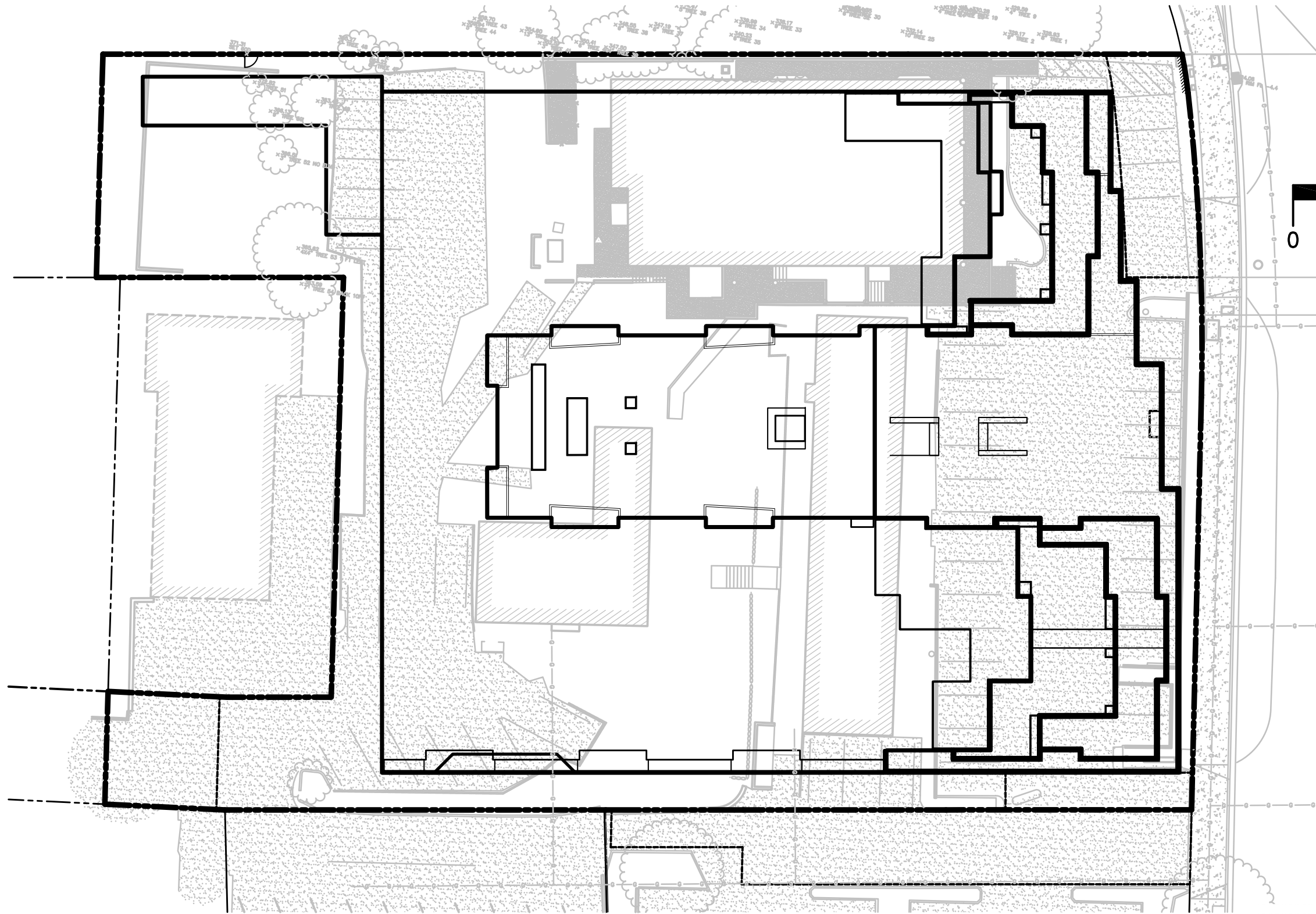
CALIFORNIA

HUMANN COMPANY INC.

ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3378

SHEET C03
OF 3 SHEETS

JOB NO. 21-119



Izzat Nashashibi
IZZAT S. NASHASHIBI R.C.E. 29528

EXISTING & NEW BUILDINGS OUTLINE EXHIBIT		SCALE 1"=30'
PORTION OF LOT 43, CORRECTION MAP OF LAFAYETTE TERRACE		DATE 01/06/2025
MAP BOOK 10, PAGE 231, CONTRA COSTA COUNTY RECORDS		BY H.N.
LAFAYETTE CALIFORNIA		JOB NO. 21-119



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ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
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TREE REMOVAL TABLE

Tree Tag#	Species	Dbh.	Health	Recommendation	# of Replacement Trees Required
3	Liquidambar	*11.3/6.1/7.6"	2/Poor	Removal	6
4	Liquidambar	15.3"	2/Poor	Removal	6
5	Evergreen Pear	11.8"	2/Poor	Removal	4
6	Evergreen Pear	8.3"	2/Poor	Removal	4
7	Southern Live Oak	16.4"	3/Fair	Removal	6
8	Valley Oak	39.2"	3/Fair	Removal	14
10	Coast Live Oak	*8.3/8/6.1/6"	3/Fair	Removal	8
11	Coast Live Oak	*11.1/4.5/7.9/5.3"	3/Fair	Removal	10
12	Coast Live Oak	9.6"	3/Fair	Removal	4
13	Coastal Redwood	25.2"	3/Fair	Removal	10
14	Blue Spruce	17.4"	3/Fair	Removal	6
15	Valley Oak	34.6"	3/Poor	Removal	12
16	Valley Oak	11.9"	3/Poor	Removal	4
17	Valley Oak	22.6"	3/Poor	Removal	8
18	Valley Oak	15.7"	3/Poor	Removal	6
47	Coast Live Oak	7"	60%-Fair	Removal	4
49	Coast Live Oak	7"	60%-Fair	Removal	4
50	Coast Live Oak	7.1"	60%-Fair	Removal	4
51	Valley Oak	2"	60%-Fair	Removal	2
52	Valley Oak	2"	60%-Fair	Removal	2
53	Coast Live Oak	*2/23/3"	60%-Fair	Removal	10
56	Marina Strawberry	5.1"	20%/Critical	Removal	2
59	Hawthorn	*2/4/3/2/2/5"	2/Critical	Removal	3
					139 Total

For full list of trees, see arborist report.

Per city municipal code 6-1707 section (g)(1), for each six-inches or its fraction of the diameter of the tree to be removed, two 15-gallon trees shall be planted.

*Multi-trunk trees Dbh shall be 2/3(.66) of the combined diamter of all trunks.

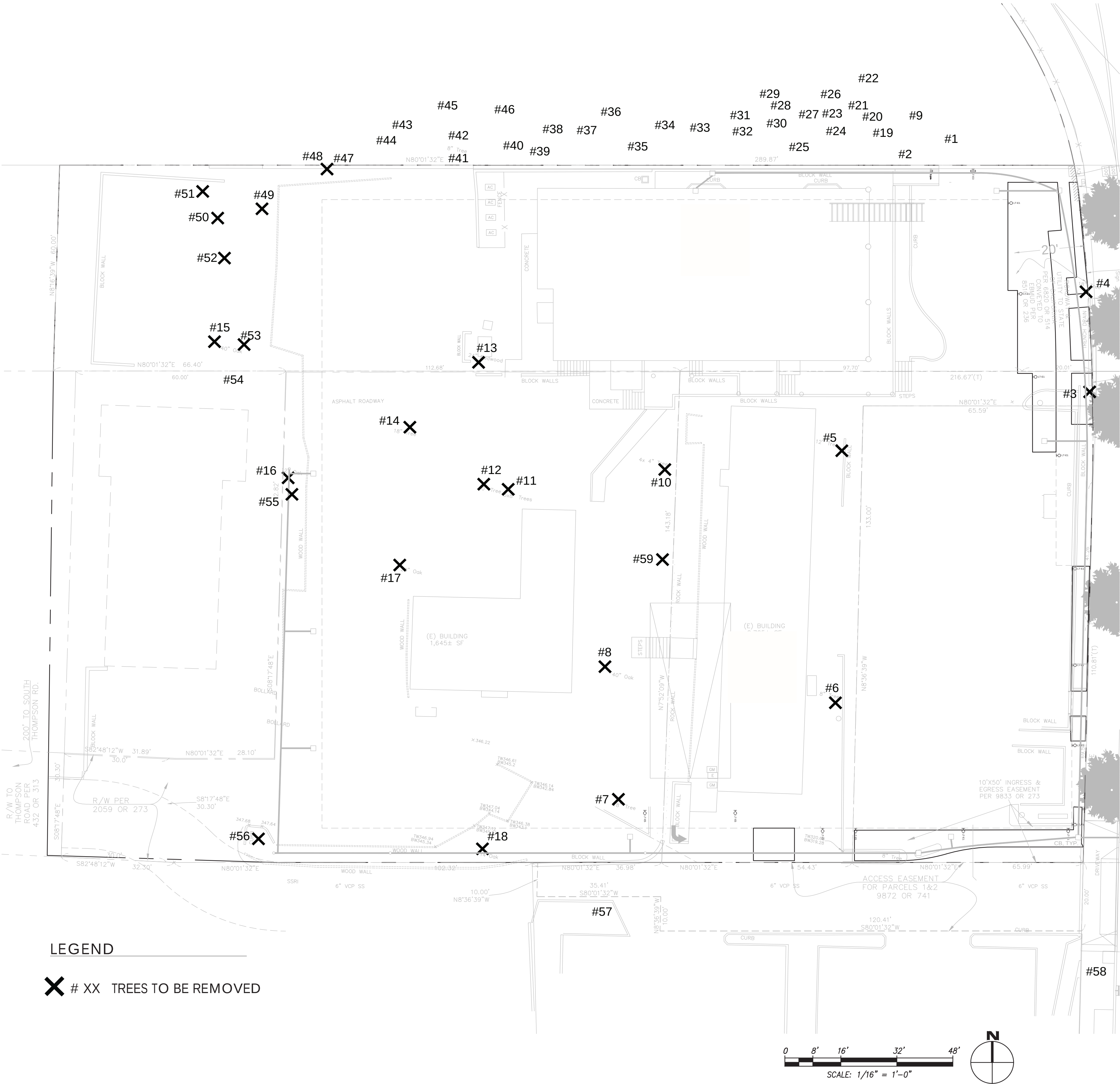
The following qualify as substitution ratios:

- A)One 24-inch box sized tree equals two 15-gallon replacement trees;
- (B)One 36-inch box sized tree equals four 15-gallon replacement trees;
- (C)One 48-inch box sized tree equals eight 15-gallon replacement trees;
- (D)One 60-inch box sized tree equals 16 15-gallon replacement trees; or
- (E)One 72-inch box sized tree equals 32 15-gallon replacement trees.

REPLACEMENT TREE REQUIREMENTS AND PROVIDED

- LEVEL 1: 19 trees (19-24"box)(38 replacement trees)
- LEVEL 2: 18 trees (13-24"box,5-15gal)(31 replacement trees)
- LEVEL 3: 27 trees (16-24"box,11-15gal)(43 replacement trees)
- LEVEL 5: 22 trees (16-24"box,6-15gal)(38 replacement trees)
- LEVEL 6: 11 trees (6-24"box, 5-15gal)(17 replacement trees)
- LEVEL 7: 8 trees (8-24"box)(16 replacement trees)

- 105 total new trees provided
- 78 total new 24"box trees(156 replacement trees)
- 27 total new 15-gal trees(27 replacement trees)
- 139 replacement trees required: 183 replacement trees provided



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TREE REMOVAL &
MITIGATION PLAN

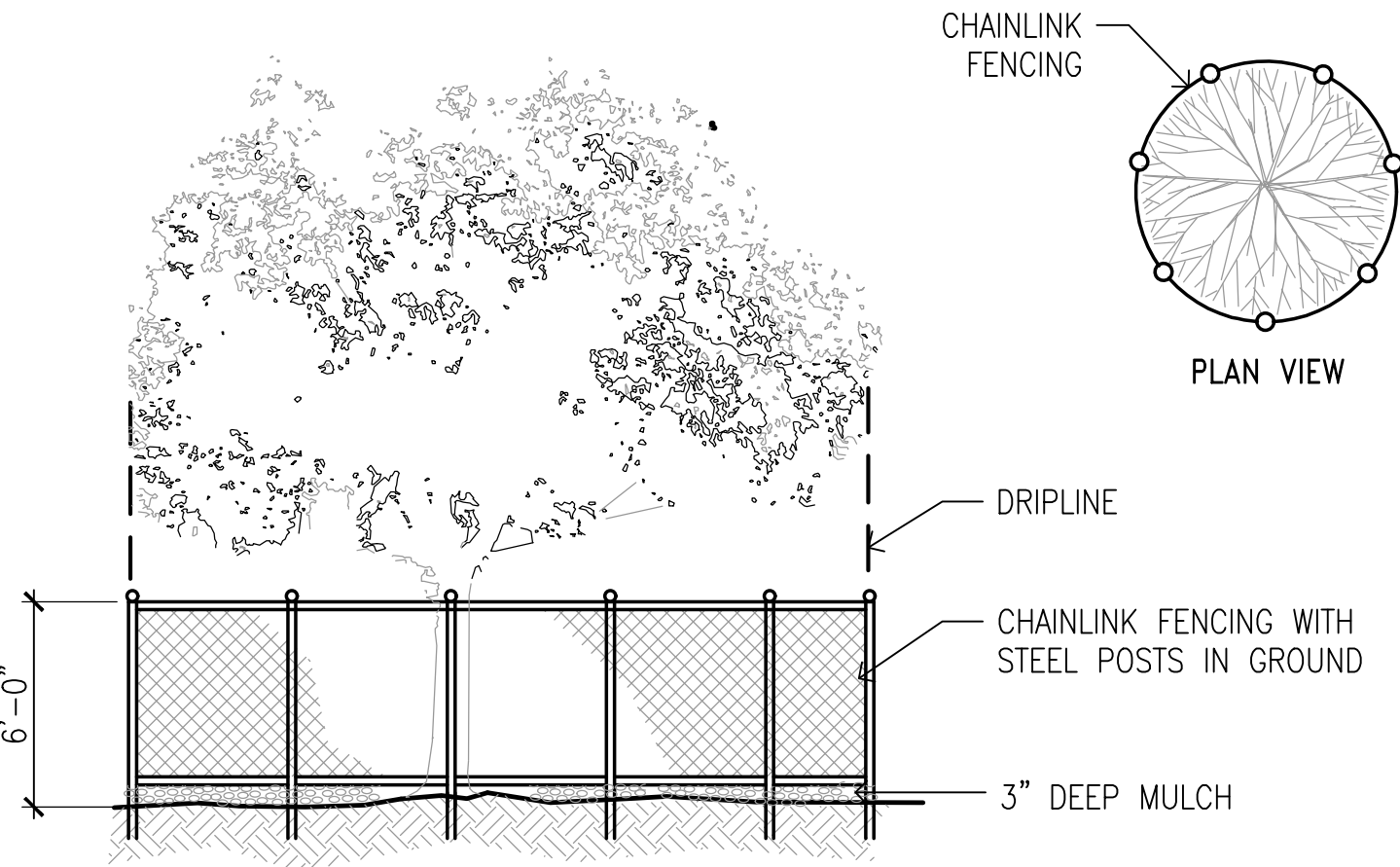
L0.01

Perimeter Trees - Require Tree Protection

Tree Tag #	Species	Height	DBH	Health	Objective
1	Black Olive	31'-45'	9.4	40% - Poor	Tree Protection
2	Valley Oak	46'-60'	10.2	40% - Poor	Tree Protection
9	Valley Oak	46'-60'	4.7	60% - Fair	Tree Protection
19	Black Olive	31'-45'	5.1/4/4/3	40% - Poor	Tree Protection
20	Valley Oak	46'-60'	9.4	60% - Fair	Tree Protection
21	Valley Oak	46'-60'	9"	60% - Fair	Tree Protection
22	Valley Oak	46'-60'	12.5	80% - Good	Tree Protection
23	Valley Oak	46'-60'	3.6	60% - Fair	Tree Protection
24	Valley Oak	46'-60'	5"	60% - Fair	Tree Protection
25	Black Olive	31'-45'	9.2	40% - Poor	Tree Protection
26	Valley Oak	46'-60'	4.9	60% - Fair	Tree Protection
27	Valley Oak	46'-60'	4.2	60% - Fair	Tree Protection
28	Valley Oak	46'-60'	9.8/3.7/5.1	60% - Fair	Tree Protection
29	Valley Oak	46'-60'	7.6	60% - Fair	Tree Protection
30	Valley Oak	46'-60'	8.4	60% - Fair	Tree Protection
31	Valley Oak	46'-60'	6.6	60% - Fair	Tree Protection
32	Black Olive	31'-45'	6.3/4.4	40% - Poor	Tree Protection
33	Black Olive	31'-45'	9.6	40% - Poor	Tree Protection
34	Coast Live Oak	31'-45'	3"	40% - Poor	Tree Protection
35	Coast Live Oak	31'-45'	5.2	60% - Fair	Tree Protection
36	Coast Live Oak	31'-45'	5.1	60% - Fair	Tree Protection
37	Coast Live Oak	31'-45'	5/4/3/2/2/5	60% - Fair	Tree Protection
39	Coast Live Oak	31'-45'	3"	60% - Fair	Tree Protection
38	Coast Live Oak	31'-45'	4"	60% - Fair	Tree Protection
40	Coast Live Oak	31'-45'	5"	60% - Fair	Tree Protection
46	Coast Live Oak	31'-45'	6.7	60% - Fair	Tree Protection
45	Valley Oak	46'-60'	6.8	60% - Fair	Tree Protection
41	Coast Live Oak	31'-45'	4"	60% - Fair	Tree Protection
42	Coast Live Oak	31'-45'	14"	60% - Fair	Tree Protection
43	Coast Live Oak	31'-45'	7"	60% - Fair	Tree Protection
44	Coast Live Oak	31'-45'	7"	60% - Fair	Tree Protection
47	Coast Live Oak	5/3	7"	60% - Fair	Project Removal
48	Valley Oak	46'-60'	4.5	60% - Fair	Tree Protection
49	Coast Live Oak	5/3	7"	60% - Fair	Project Removal
50	Coast Live Oak	5/3	7.1	60% - Fair	Project removal
51	Valley Oak	46'-60'	2"	60% - Fair	Project Removal
52	Valley Oak	46'-60'	2"	60% - Fair	Project Removal

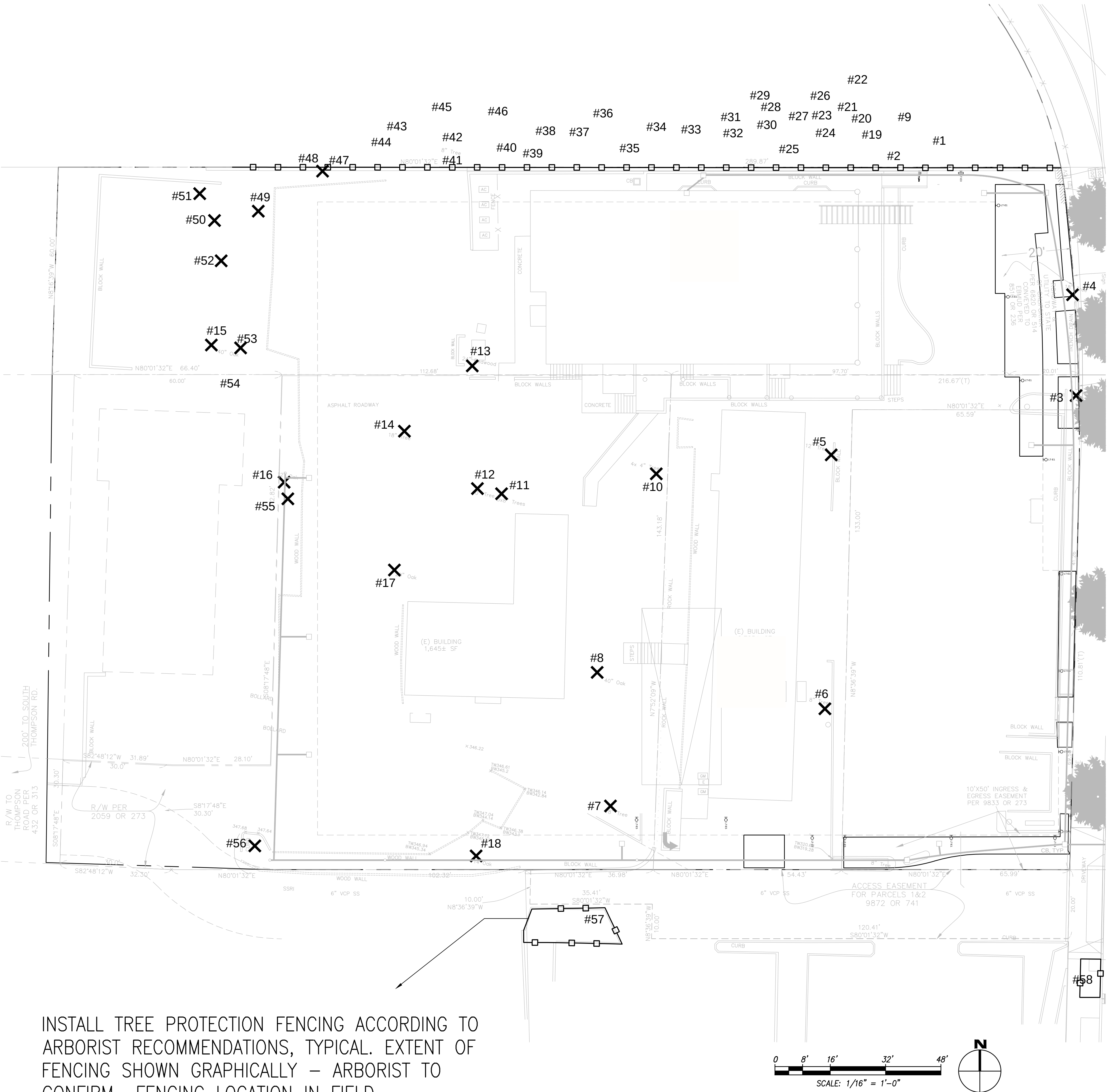
Tree Tag #	Species	Height	DBH	Health	Objective
53	Coast Live Oak	5/3	2/23/3	20% - Critical	Project Removal
54	California Privet	31'-45'	5.3/5.4	40% - Poor	Tree Protection
55	Valley Oak	46'-60'	2"	60% - Fair	Tree Protection
56	Marina Strawberry	16'-30'	5.1	40% - Poor	Project Removal
57	Acacia Species	31'-45'	10.7/6.5/10.4	20% - Critical	Tree Protection
58	Camphor Tree	31'-45'	11.8	60% - Fair	Tree Protection

Border trees that have limbs growing onto the property that impact the new project will be pruned with a Consulting Arborist on site using ANSI Pruning Standards.



1 TREE PROTECTION FENCING
3/16" = 1'-0"

INSTALL TREE PROTECTION FENCING ACCORDING TO ARBORIST RECOMMENDATIONS, TYPICAL. EXTENT OF FENCING SHOWN GRAPHICALLY – ARBORIST TO CONFIRM FENCING LOCATION IN FIELD.



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LANDSCAPE PLAN- LEVEL 1

L1.01



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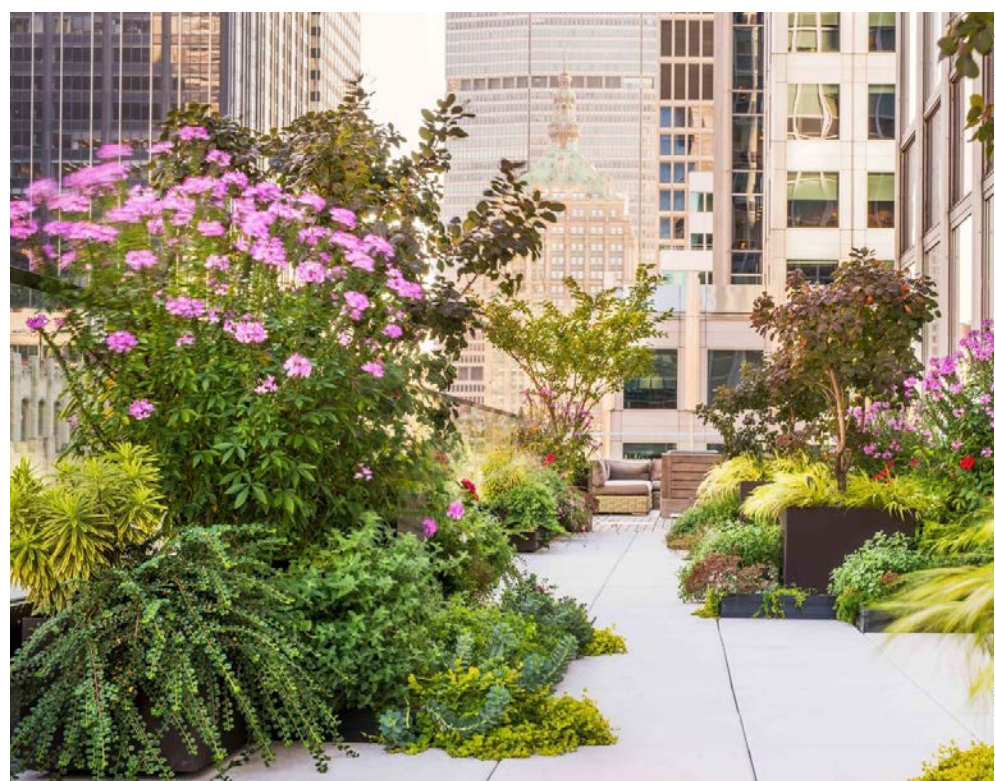
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LANDSCAPE PLAN- LEVEL 2

L1.02



RAISED PLANTER AND PLANT TRAYS



ENCLOSED SEATING AREA



LOUNGE FURNITURE



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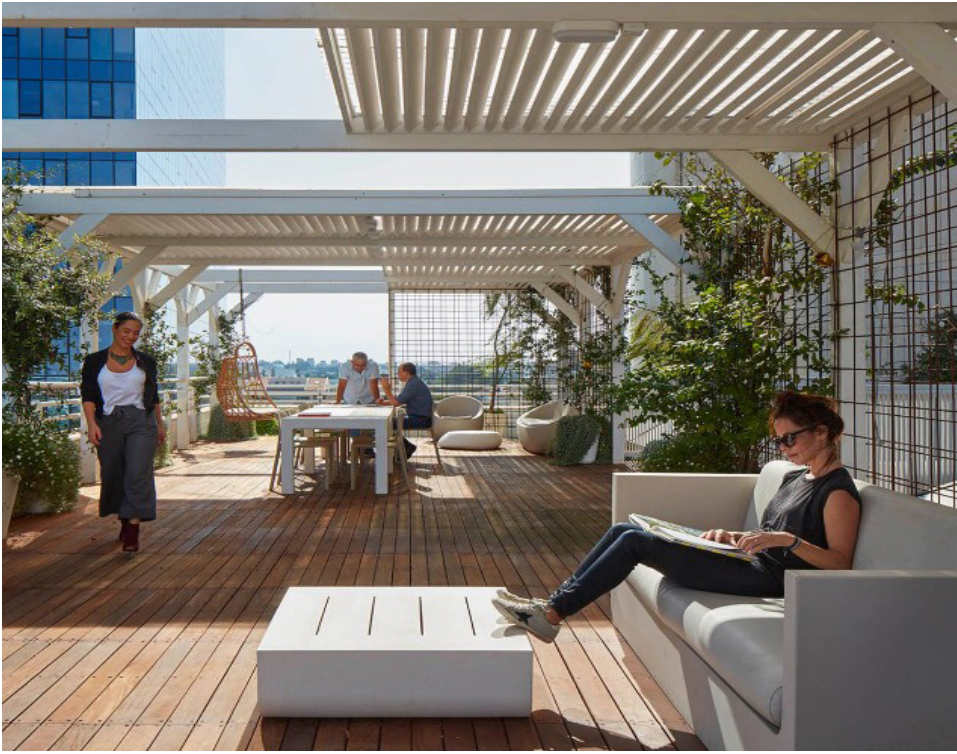
SHEET:

LANDSCAPE PLAN- LEVEL 3

L1.03



RAISED PLANTER AND BENCH

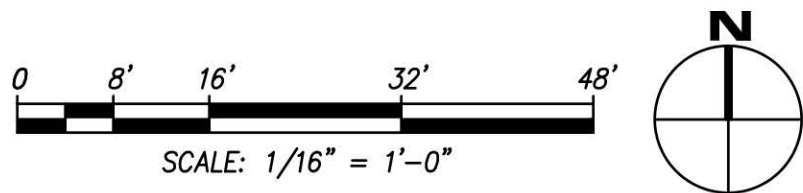


FLEXIBLE OUTDOOR AREA



LEGEND

- | | |
|-------------------------------------|----------------------|
| ① RAISED PLANTER, TYP | ⑦ SPECIMAN TREE, TYP |
| ② OUTDOOR LOUNGE FURNITURE | ⑧ STRING LIGHT, TYP |
| ③ ENCLOSED SEATING AREA | ⑨ BOLLARD LIGHT, TYP |
| ④ FLEXIBLE GATHERING AREA, TYP | |
| ⑤ OUTDOOR BAR AND SINK | |
| ⑥ STORMWATER TREATMENT PLANTER, TYP | |



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LANDSCAPE PLAN- LEVEL 5

L1.04



LARGE GATHERING TABLE



YOGA TERRACE



BAR TABLE AND CHARIS



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L1.05



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LANDSCAPE PLAN- LEVEL 7

L1.06



LOUNGE FURNITURE AND FIRE TABLE



OUTDOOR SCREEN/TV

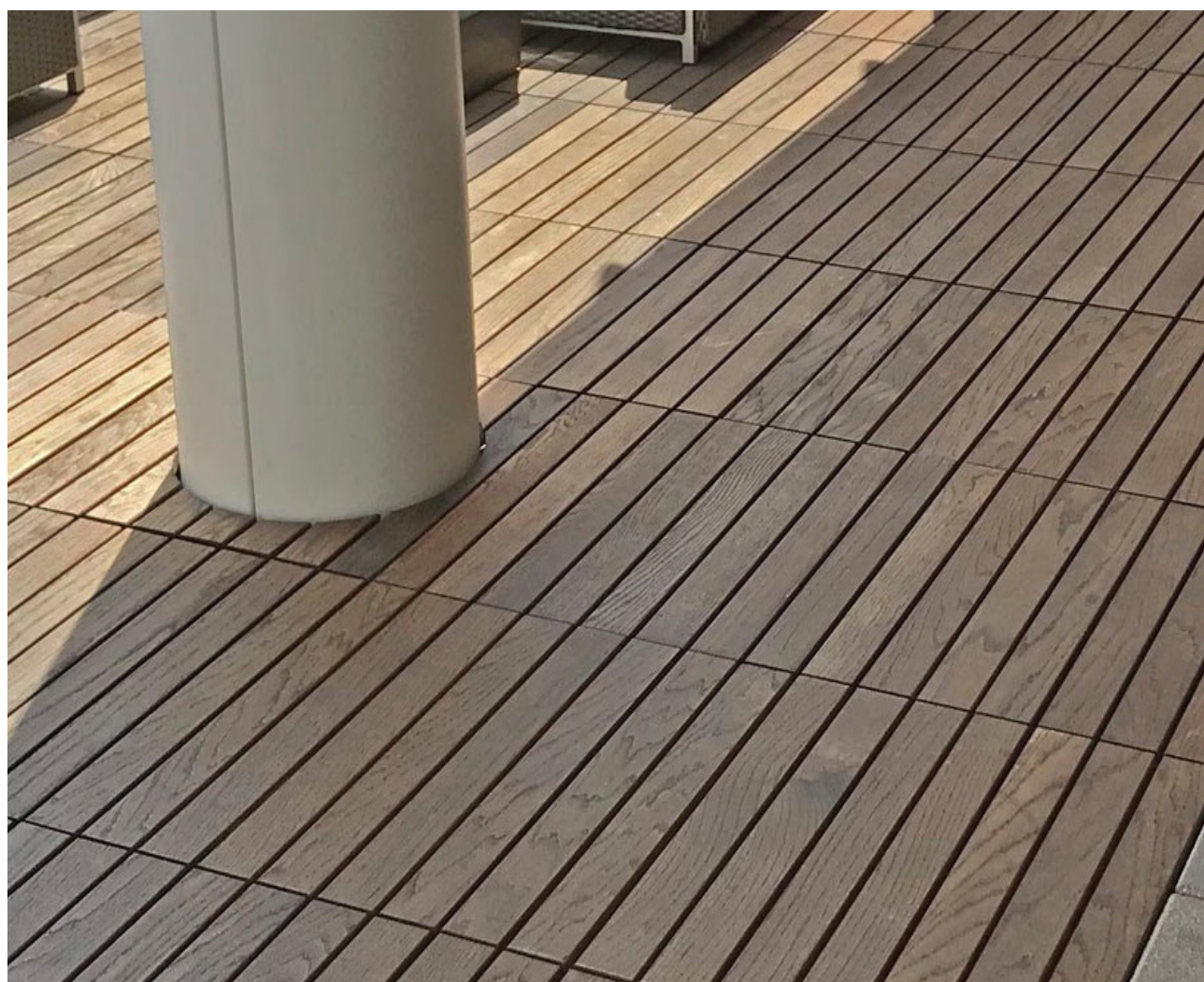


OUTDOOR KITCHEN





DECORATIVE PAVING



WOOD FLOORING



LOW PLANTING AND PLANT TRAY



BIKE RACK



RAISED PLANTER



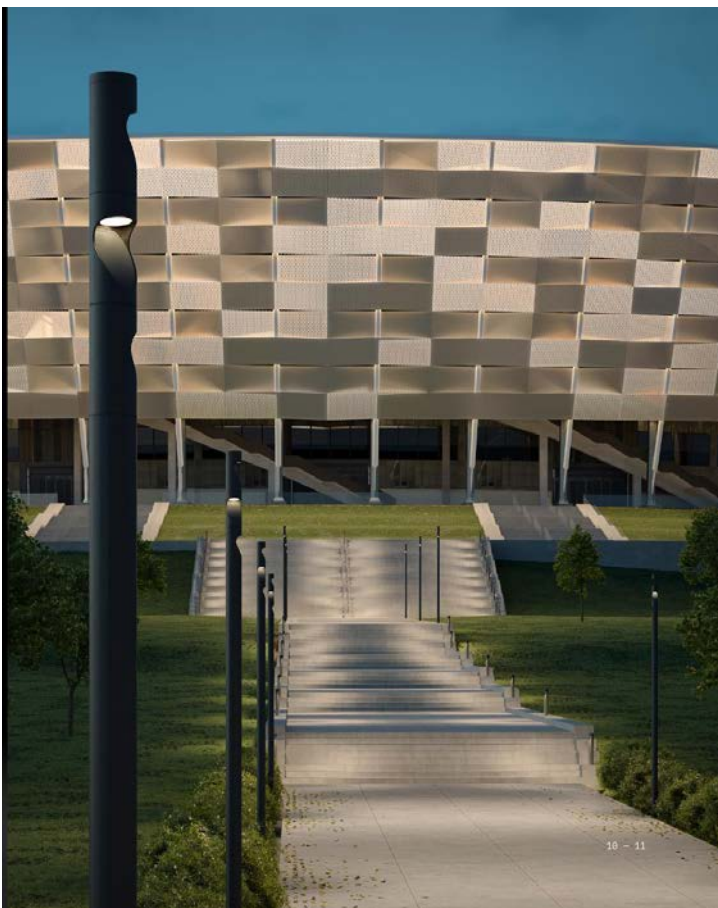
BENCH



PLANTER POTS



LOUNGE FURNITURE



POLE LIGHTING



STRING LIGHTING



OUTDOOR SCONCE LIGHT



TREE UPLIGHT



BOLLARD LIGHTING

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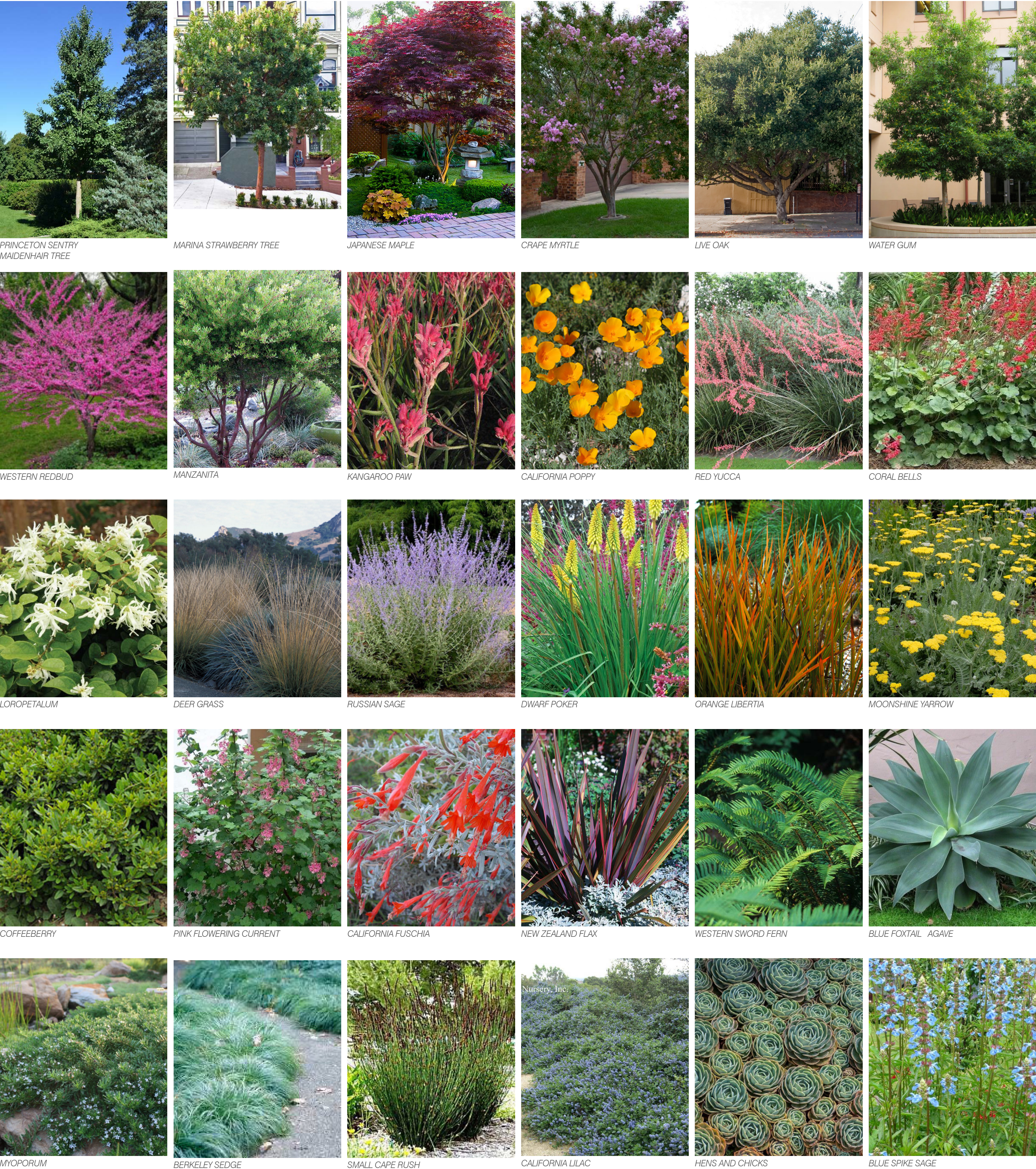
PRECEDENT IMAGERY

L2.01

PRELIMINARY PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPACING	WTR USE
STREET TREES					
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	M
SCREEN & SHADE TREES					
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	ACER RUBRUM	RED MAPLE	24" BOX	PER PLAN	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	M
	*QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	VL
	TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	PER PLAN	L
ACCENT TREES					
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	M
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN	L
	*CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	L
SHRUBS, GRASSES & PERENNIALS					
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	4'-0" OC	L
	*ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	L
	AEONIUM D. 'SUNBURST'	COPPER PINWHEEL	1 GAL	1'-6" OC	L
	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	5 GAL	3'-0" OC	L
	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAWS	5 GAL	2'-0" OC	L
	*ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	5'-0" OC	L
	ASPIDISTRA ELATOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	*CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL	1'-6" OC	L
	*CEANOTHUS 'SKYLARK'	CALIFORNIA WILD LILAC	5 GAL	5'-0" OC	L
	CORDYLINE AUSTRALIS 'ATROPURPUREA'	BRONZE DRACAENA	1 GAL	3'-0" OC	L
	CORREA 'WINN'S WONDER'	AUSTRALIAN FUCHSIA	1 GAL	3'-0" OC	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC	L
	DODONAEA V. 'PURPUREA'	HOP BUSH	5 GAL	6'-0" OC	L
	*ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	L
	*FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	6'-0" OC	L
	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL	4'-0" OC	L
	*HEUCHERA 'SANTA ANA CARDINAL'	CARDINAL CORAL BELLS	1 GAL	2'-0" OC	L
	LIBERTIA PEREGRINANS	ORANGE LIBERTIA	1 GAL	2'-0" OC	L
	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC	L
	LOROPETALUM CHINENSE 'SHANG-WHITE'	EMERALD SNOW FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	2'-6" OC	L
	*MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	L
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	3'-0" OC	L
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	*POLYSTICHUM MUNIUM	WESTERN SWORD FERN	1 GAL	3'-0" OC	M
	*RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	6'-0" OC	L
	*RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERED CURRENT	5 GAL	6'-0" OC	L
	ROSMARINUS 'PROSTRATUS'	ROSEMARY	5 GAL	4'-0" OC	L
	*SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	4'-0" OC	L
	*ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	3'-0" OC	L
GROUNDCOVER					
	*CEANOTHUS G.H. 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	4'-0" OC	L
	ECHEVERIA X IMBRICATA	HENS AND CHICKS	1 GAL	9" OC	L
	*FESTUCA RUBRA	CREEPING RED FESCUE	1 GAL	2'-0" OC	L
	*MAHONIA REPENS	CREEPING MAHONIA	1 GAL	3'-0" OC	L
	MYOPORUM PARVIFOLIA	MYOPORUM	1 GAL	4'-0" OC	L
	SARCOCOCCA HOOKERIANA 'HUMILIS'	SWEET BOX	1 GAL	4'-0" OC	L
	SEDUM PALMERI	STONECROP	1 GAL	1'-6" OC	L
	STACHYS BYZANTINA	LAMB'S EAR	1 GAL	1'-6" OC	L
	STORMWATER SHRUBS, GRASSES & PERENNIALS				
	*ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	L
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	6'-0" OC	L
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	4'-0" OC	L
	*ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	L
	*IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	L
	*MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	L
	*SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	L
	STORMWATER GROUNDCOVER				
	*ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	1 GAL	4'-0" OC	L
	*CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
	*FESTUCA RUBRA	CREEPING RED FESCUE	1 GAL	2'-0" OC	L

*CALIFORNIA NATIVE

PLANT IMAGERY



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PLANTING PALETTE AND NOTES

L3.01

- ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
- THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
- PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0) PLANT LIST, WUCOLS IV.
- 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWEL0 GUIDELINES.
- TURF/LAWN, IF USED, SHALL NOT EXCEED 10% OF THE LANDSCAPE AREA. TURF SPECIES, IF INCLUDED, SHALL BE A FESCUE-BLEND TURF GRASS TO MINIMIZE WATER CONSUMPTION.
- NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
- THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING.
- PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
- TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
- ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.

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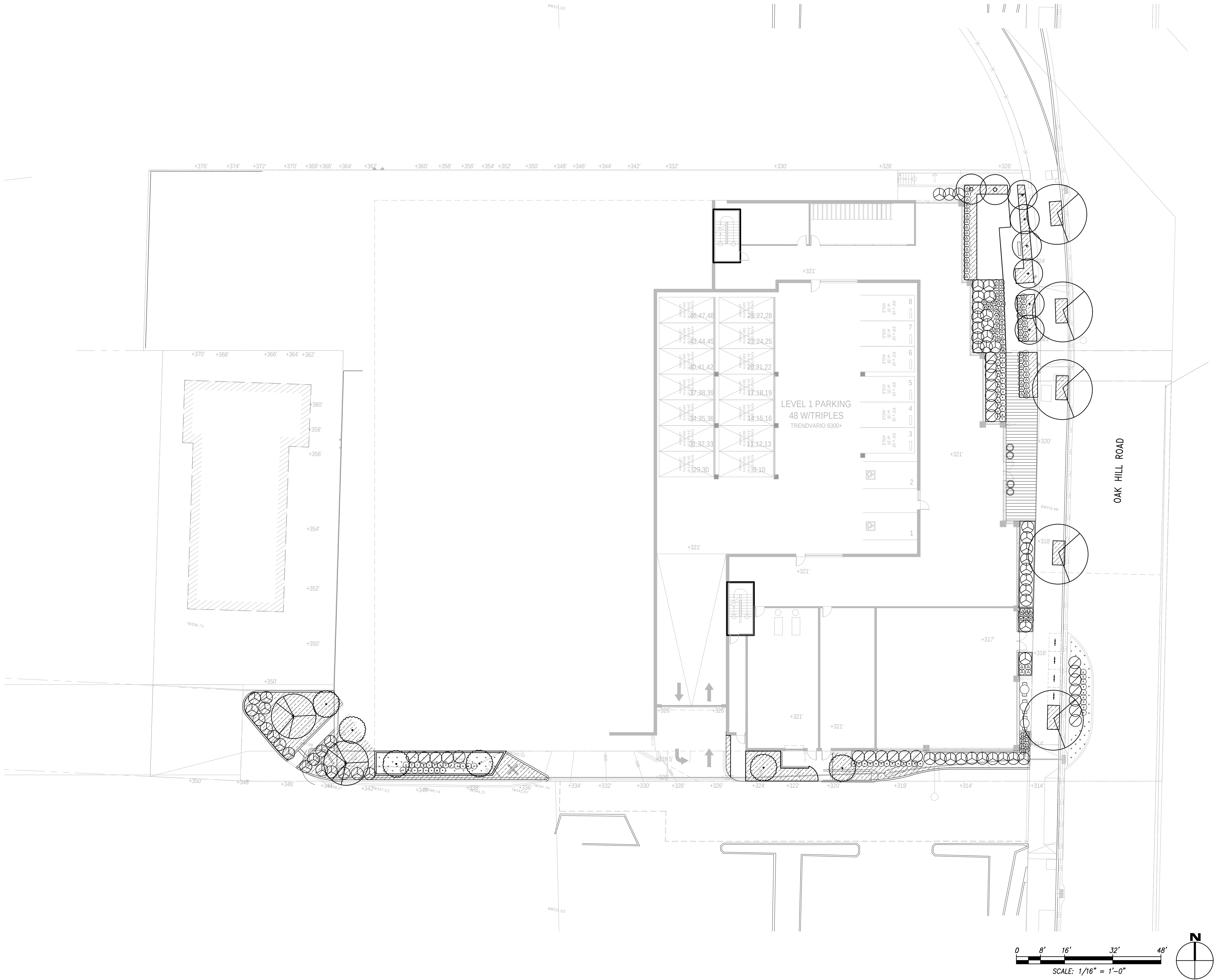
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PLANTING PLAN- LEVEL 1

L4.01



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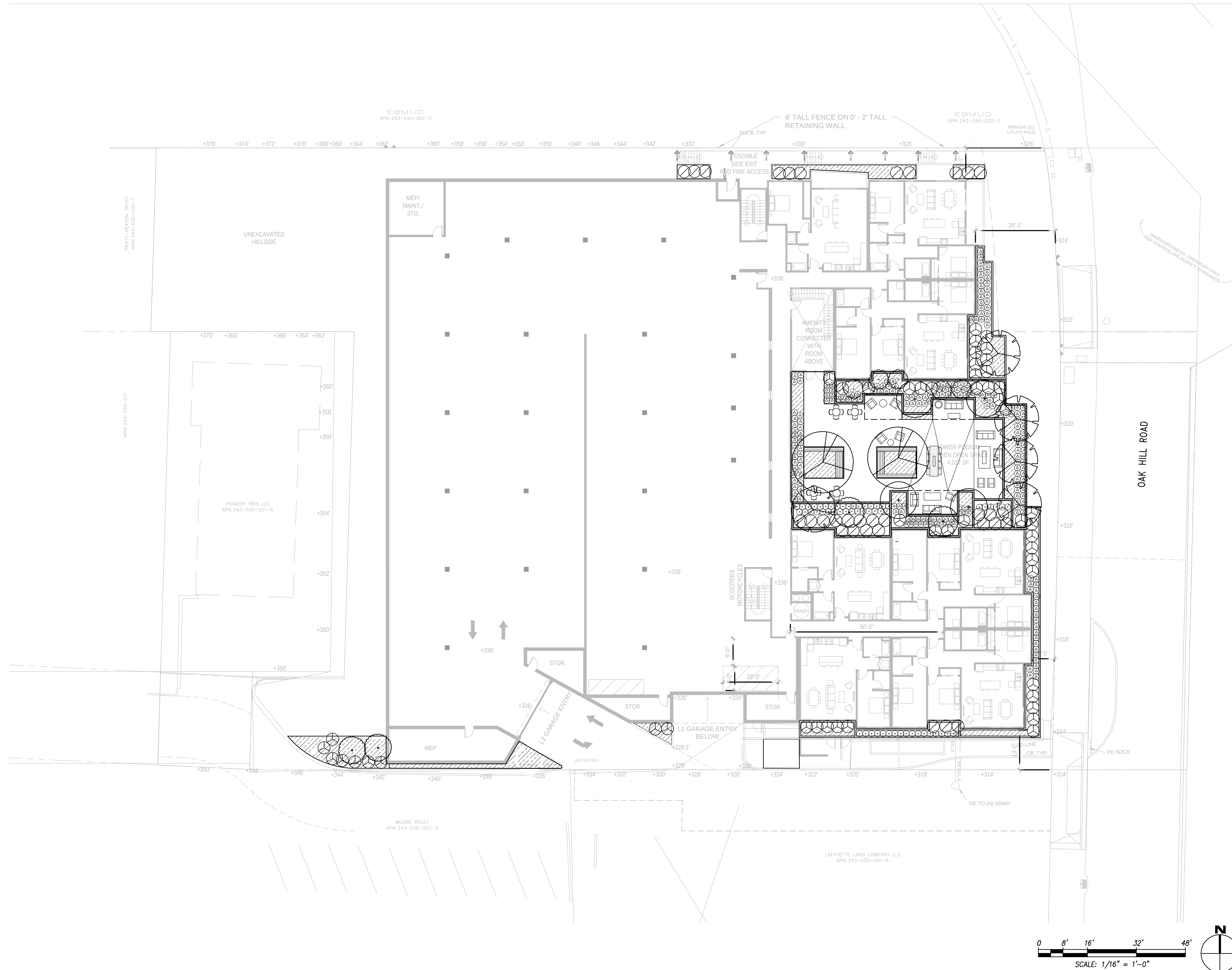
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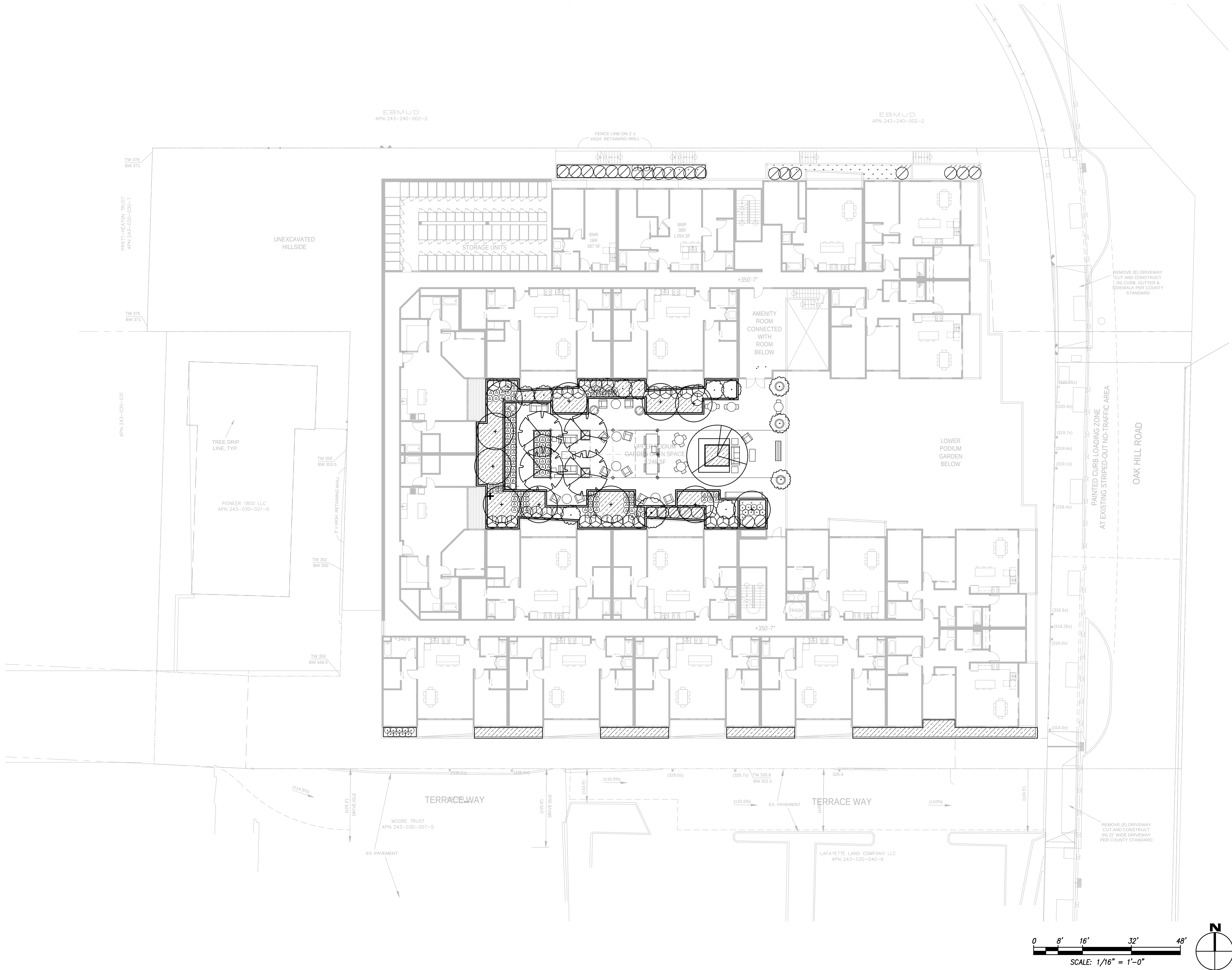
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PLANTING PLAN- LEVEL 3

L4.03



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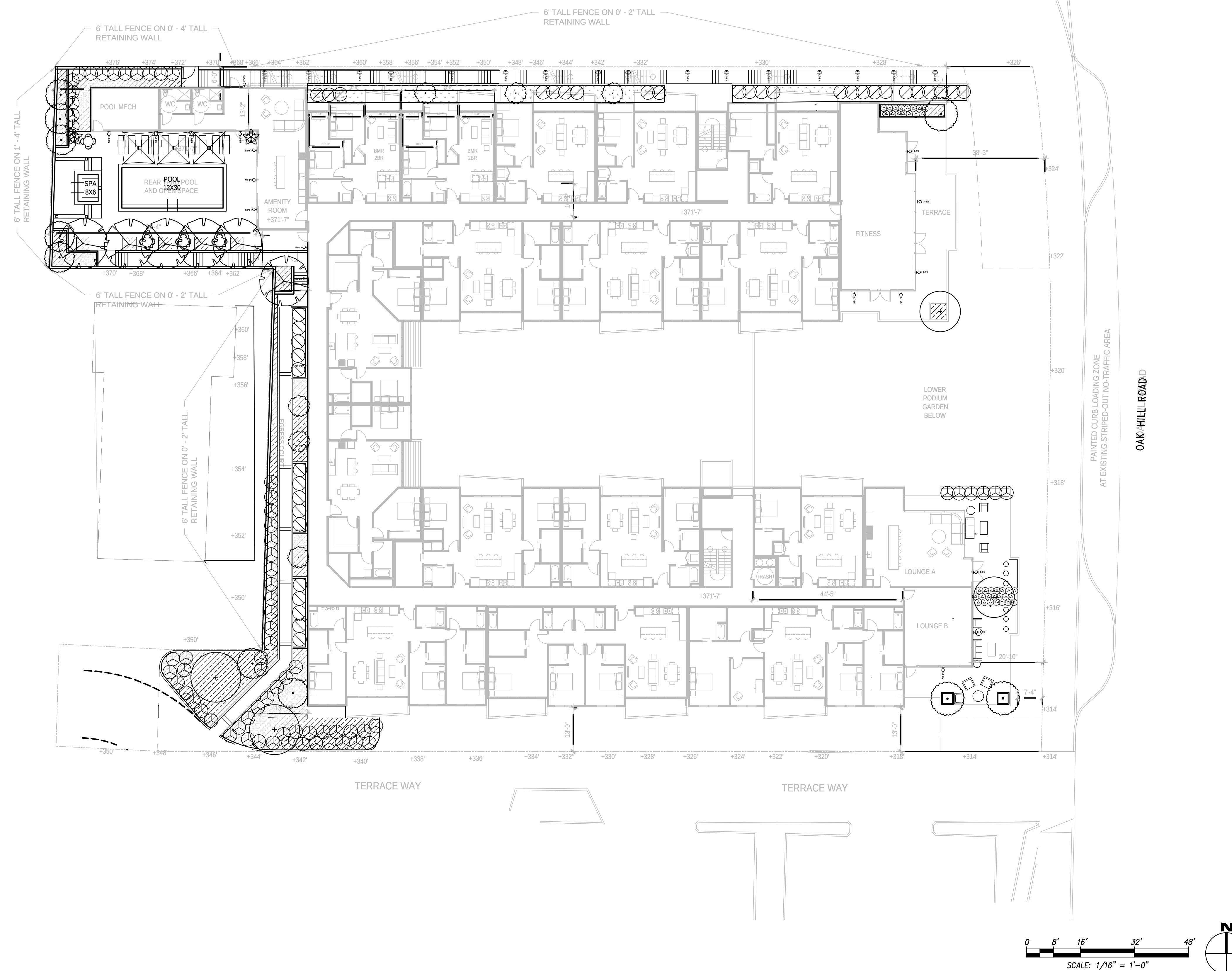
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PLANTING PLAN- LEVEL 5

L4.04



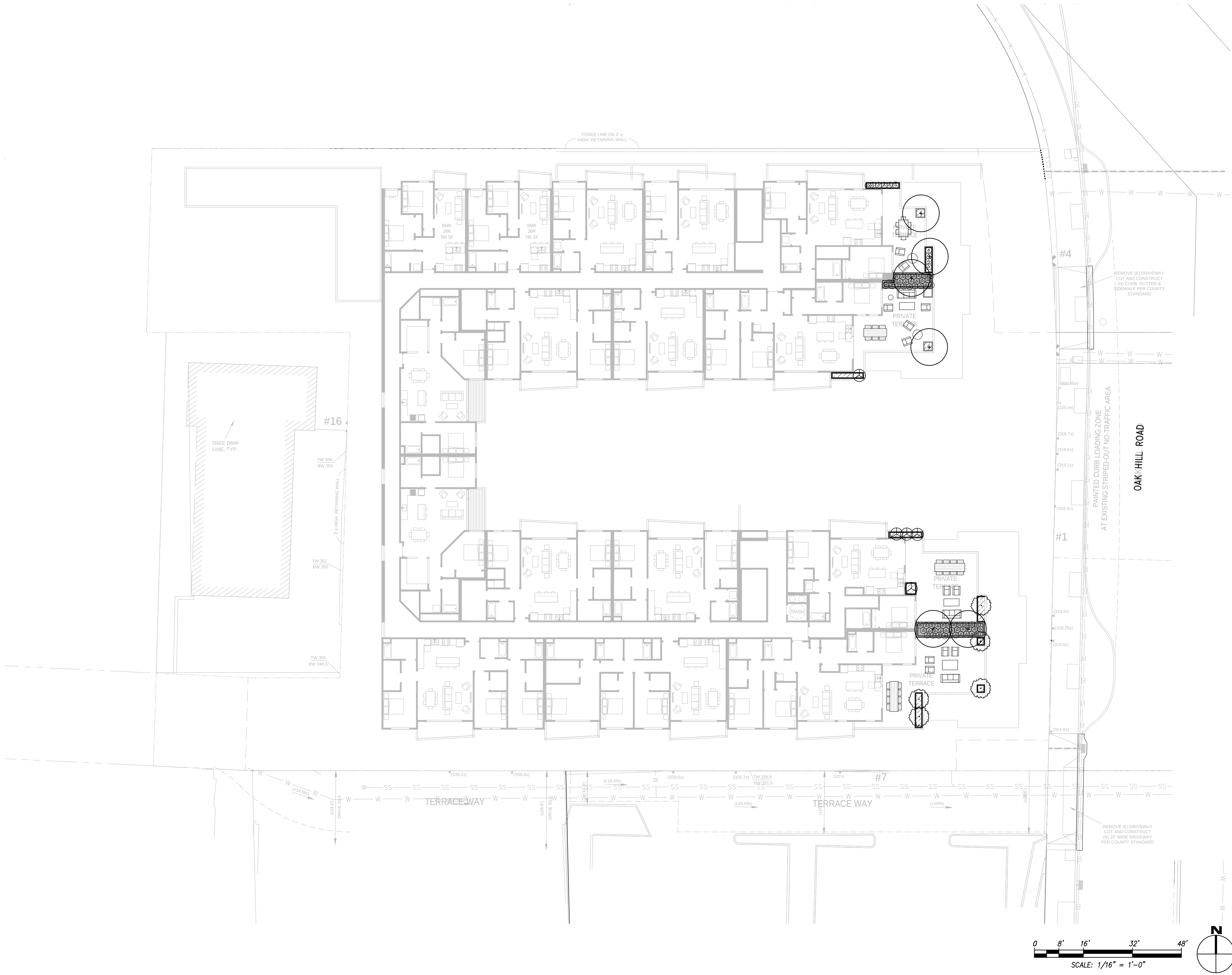
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PLANTING PLAN- LEVEL 6

L4.05



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DEVELOPMENT
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09.23.2024 DESIGN
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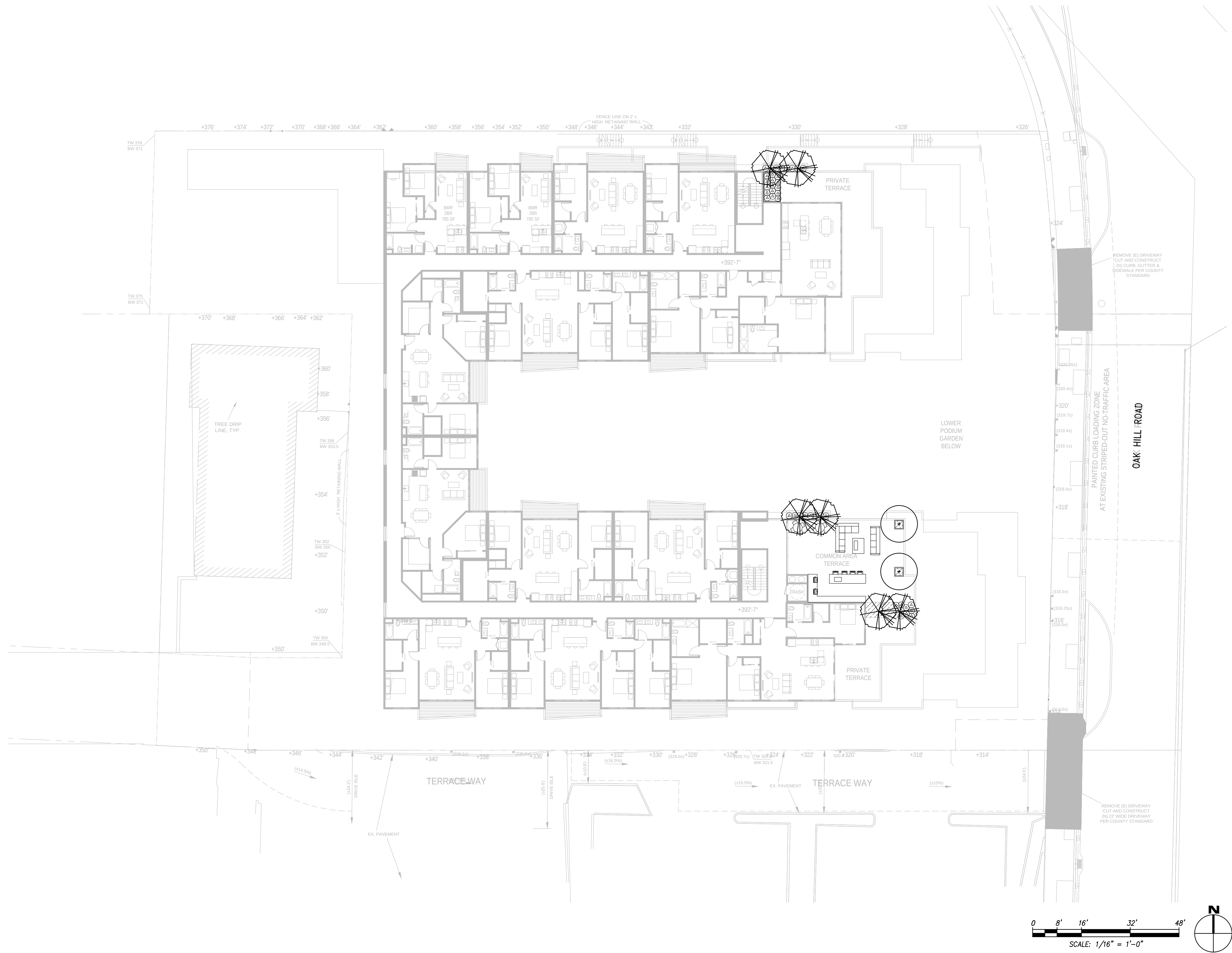
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SHEET:

PLANTING PLAN-LEVEL 7

L4.06



HYDROZONE LEGEND							
SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	13,399	14,926.0	94%
	2	LOW WATER USE	TREES	BUBBLER	1,527		
	3	MODERATE WATER USE	SHRUB/G.COVER	DRIP	400	488	3%
	4	MODERATE WATER USE	TREES	BUBBLER	88		
	5	SPA	—	—	48	48	<1%
	6	POOL	—	—	360	360	2%
TOTAL					15,822.0	15,822.0	100%

HYDROZONE INFORMATION TABLE							
REFERENCE ANNUAL ET ₀ FOR:		LAFAYETTE (CONCORD; MWELO REF. ET TABLE)				43.4	
ET ADJUSTMENT FACTOR	.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL			SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)		0.45
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	ETAF ₂ (PF/IE)	LANDSCAPE AREA (SQ. FT)	ETAF ₂ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	13399	4962.59	133533.44
2	0.3	B	0.81	0.37	1527	565.56	15217.97
3	0.6	D	0.81	0.74	400	296.30	7972.74
4	0.6	B	0.81	0.74	88	65.19	1754.00
—	0	D	0.81	0.00	0	0.00	0.00
5	1.0	SPA	0.81	1.23	48	59.26	1594.55
				TOTAL	15462.00	5948.89	160,072.70
SPECIAL LANDSCAPE AREAS							
6	RECREATIONAL			1	360	360.00	9,686.88
---				0	0	0.00	0.00
				TOTAL	360	360.00	9,686.88
TOTAL LANDSCAPE AREA (LA + SLA)					15,822.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)					TOTAL ETWU	169,759.58
MAWA	(ANNUAL ETO)((0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA)])					MAWA	238,515.20
AVERAGE ETAF	SUM(ETAF ₂ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA ₆)						0.38
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA ₆)						0.40

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ROAD

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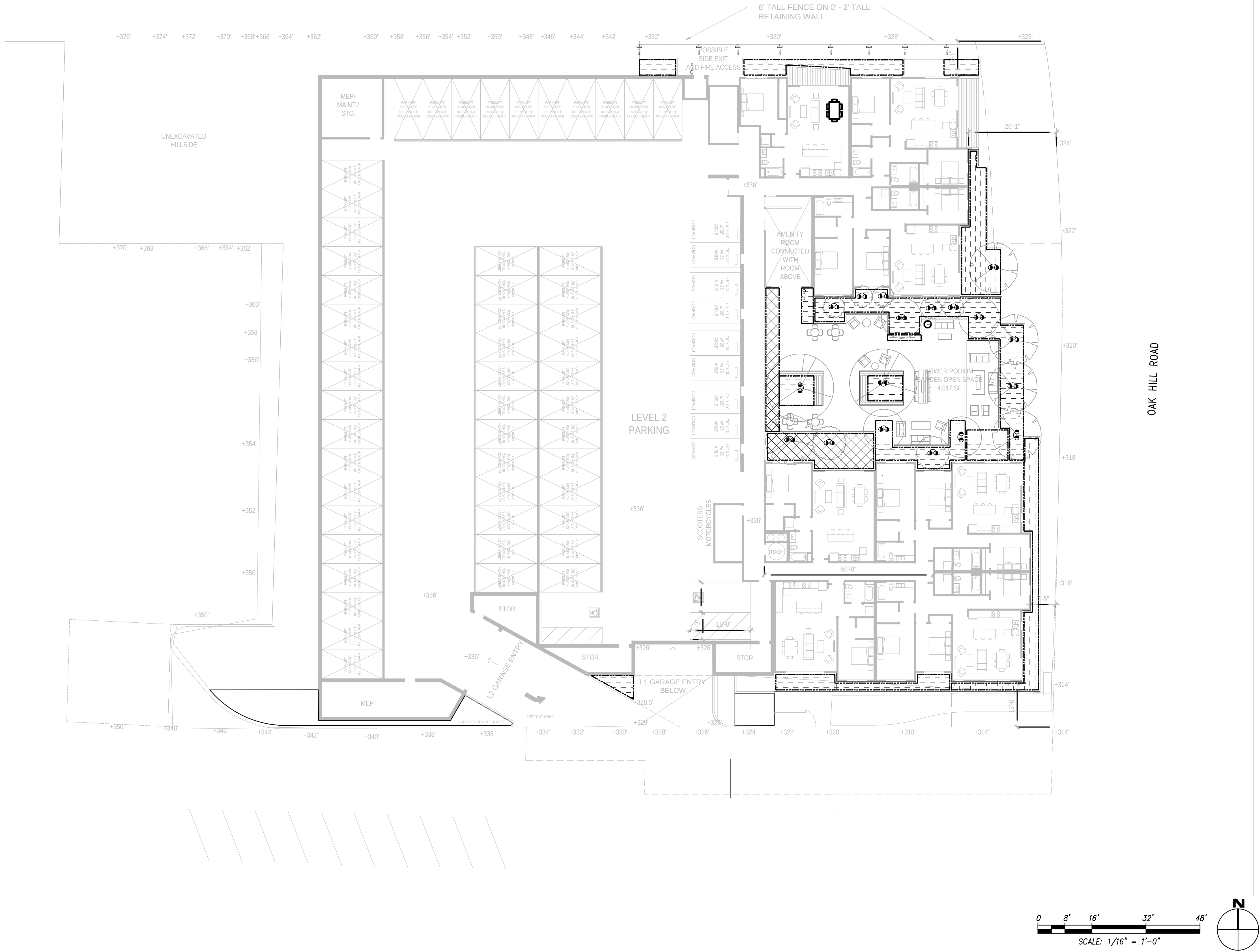
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SHEET:

IRRIGATION PLAN - LEVEL 2

L5.02

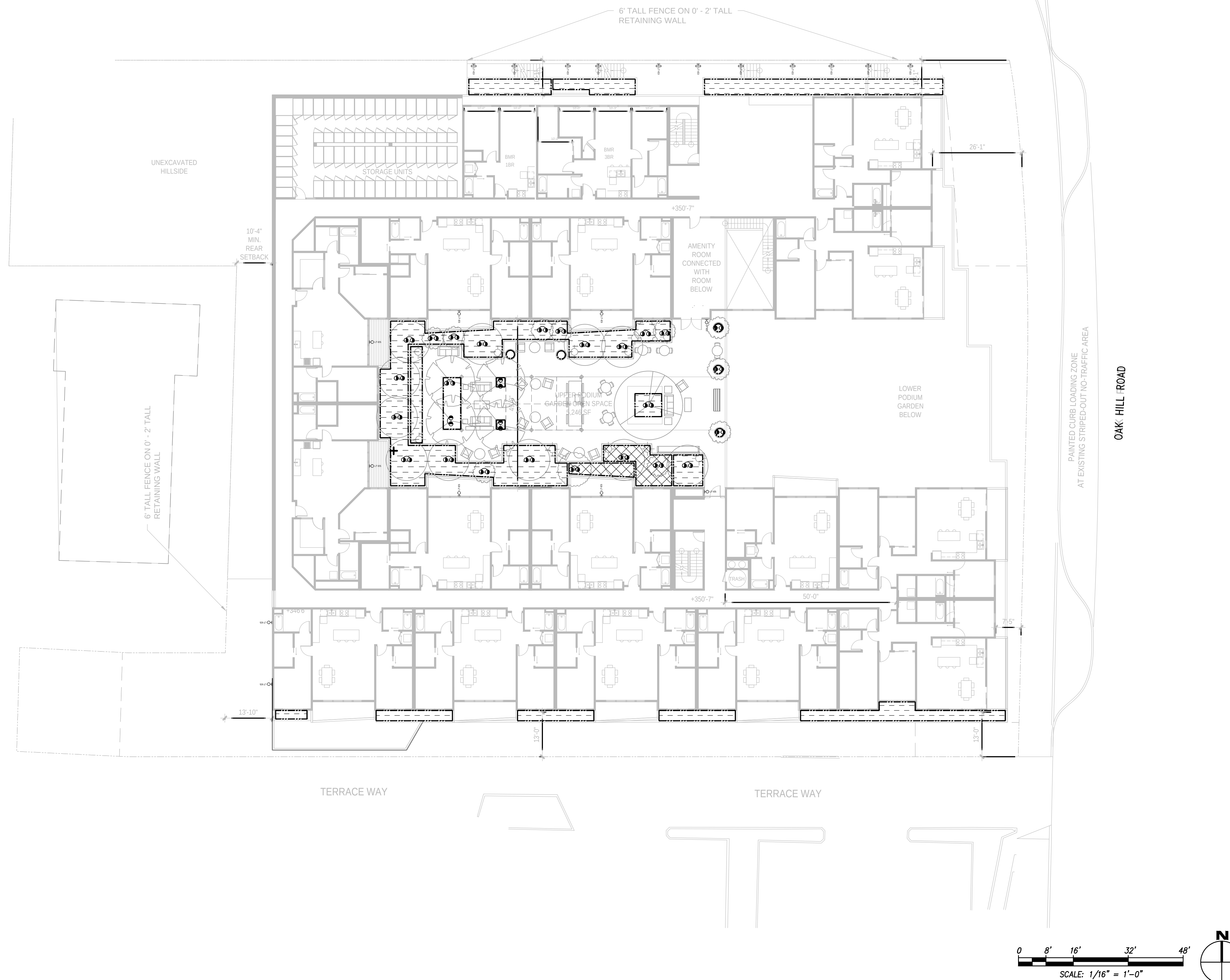


TRACHTENBERG
ARCHITECTS

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L5.03



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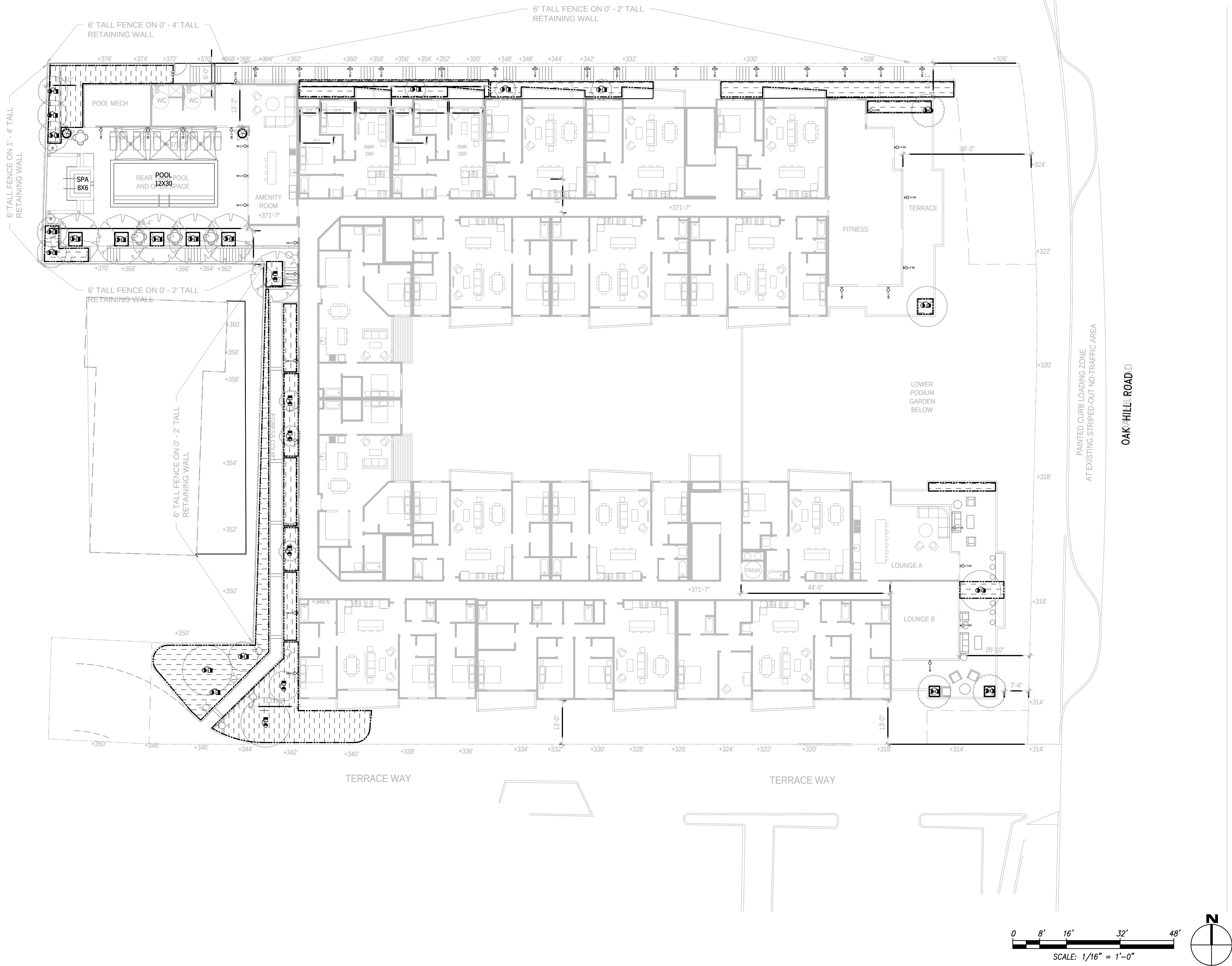
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SHEET:

IRRIGATION PLAN - LEVEL 5

L5.04



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



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SHEET:

IRRIGATION PLAN - LEVEL 6

L5.05



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



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IRRIGATION PLAN - LEVEL 7

L5.06

